

FOR
SALE



22 Wenlock Close, Belmont, Hereford HR2 7UZ

£315,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position on the southern outskirts of the City, a well maintained 3 bedroom detached house offering ideal family/retirement accommodation. The property, which is in excellent decorative order, has the added benefit of gas central heating, double glazing, modern fitted kitchen, garden room extension to the rear, en-suite shower room, easy to maintain gardens, ample off-road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful cul-de-sac position*
- *Impressive 3 bedroom detached house*
- *Modern fitted kitchen*
- *En-suite shower room*
- *Ideal for family or retirement*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and partially double glazed entrance door through to the

Reception Hall

Engineered oak flooring, radiator, stairs to the first floor and door to the

Lounge/Dining Room

Engineered oak flooring, 2 radiators, double glazed window to the front aspect, coved ceiling, understairs store cupboard and double glazed double doors to the

Garden Room

Of brick and uPVC construction with solid tiled roof with recessed spotlighting, engineered oak flooring, radiator, opening window vents, vertical blinds and double doors to the rear patio and garden.

From the Living Room, a door opens into the

Modern Fitted Kitchen

Single bowl sink unit with mixer tap over, range of wall and base cupboards, ample composite worksurfaces with splashbacks, under-cupboard lighting, laminate flooring, space for upright fridge/freezer, built-in double oven and 4-ring hob, double glazed window looking through to the Garden Room, upright radiator and door to the

Cloakroom/Utility

With WC and wash-basin above, double glazed side window and worksurface with space and plumbing above and below for washing machine and tumble dryer.

Carpeted staircase from the Reception Hall leads to the

First floor landing

Fitted carpet, radiator, built-in airing cupboard, access hatch to loft space and door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, coved ceiling, DRESSING AREA with his-and-her single wardrobes and door to the EN-SUITE SHOWER ROOM with corner shower cubicle with glazed door, low flush WC, pedestal wash hand-basin with tiled splashback, shaver point over, mirror fronted medicine cabinet, laminate flooring, radiator, double glazed window, coved ceiling and extractor fan.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 3

Fitted carpet, space for wardrobes, radiator, double glazed window to the rear.

Bathroom

Suite comprising panelled bath with handheld shower attachment over and partially tiled wall surround, low flush WC, pedestal wash hand-basin, shaver sockets, double glazed window, extractor fan and radiator.

Outside

To the immediate rear of the property there is a covered patio area providing the perfect entertaining space which leads onto the remainder of the garden which has been laid to synthetic grass for easy maintenance and all enclosed by fencing for privacy. A sundial-style patio provides the ideal suntrap. There is a useful side access gate, outside tap and garden store. To the front of the property there is a large driveway providing off-road parking for at least 4 vehicles and it also provides access to the SINGLE GARAGE with electric door and power and light points.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2024/25 £2296.38

Water and drainage - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

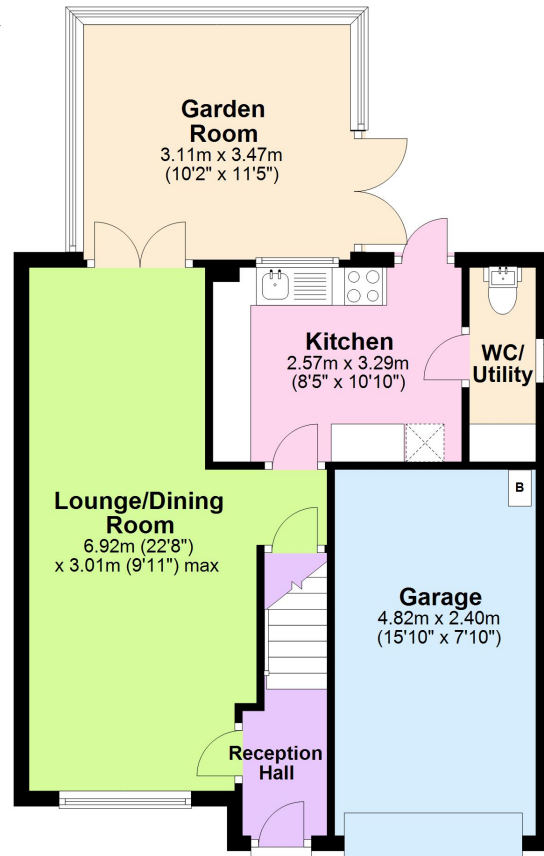
Directions

Proceed south out of Hereford City on the Belmont Road, taking the 3rd exit at the Tesco roundabout onto Northolme Road. Turn left into Stanbrook Road, 2nd left into Oulton Avenue and, after approximately 600 yards, Wenlock Close is on the left hand side. What3words - venues.edge.proof



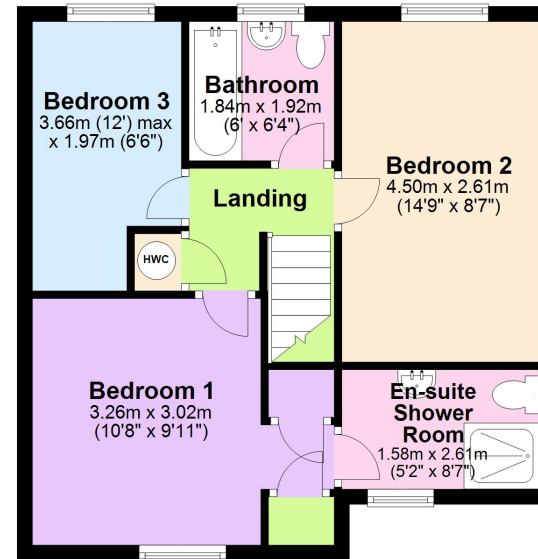
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 103.3 sq. metres (1111.8 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

22 Wenlock Close, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			