

FOR
SALE



7 Chancel View, Belmont, Hereford HR2 7XD

£269,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a 3 bedroom detached property requiring modernisation throughout and offering ideal family accommodation. The property has the added benefit of driveway parking, garage with electric roller door, rear garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 bedrooms*
- *Detached house*
- *Requires modernisation*
- *Popular residential location*
- *Ideal small family home*
- *Must be viewed*
- *Garage & driveway parking/gardens*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

with tiled floor, coat storage, double-glazed window and door leading in to the

Entrance Hall

with carpeted stairs leading up, mat-well, radiator, useful understairs storage cupboard, gas central heating thermostat, smoke alarm, fuse-board and coving.

Living Room

with fitted carpet, two radiators, single-glazed window to front with secondary glazing, coving, fireplace with coal-effect gas fire and double-glazed sliding doors leading to the

Conservatory

with fitted carpet, electric points, TV point, electric heater, double-glazed windows and double-glazed doors leading to the rear garden.

Dining Room

with fitted carpet, coving, radiator and single-glazed window to front with secondary glazing.

Downstairs WC

with fitted carpet, low-flush WC, wash hand basin with tiled splashback, radiator, opaque double-glazed window and gas central heating boiler.

Kitchen

fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, four-ring gas hob with extractor over, electric oven, under counter space for washing machine, space for free standing fridge/freezer, fitted carpet, radiator, double-glazed window and double-glazed door to rear garden.

First Floor Landing

with fitted carpet, double-glazed window to rear, smoke alarm, Airing Cupboard housing the hot water tank and shelving.

Bedroom 1

with fitted carpet, single-glazed window to front with secondary glazing, radiator and built-in wardrobes.

Bedroom 2

with fitted carpet, loft hatch, built-in double wardrobe, single-glazed window to front with secondary glazing and radiator.

Bedroom 3

with fitted carpet, radiator and single-glazed window to rear with secondary glazing.

Bathroom

with three piece suite comprising panelled bath with electric shower over, low-flush WC, pedestal wash hand basin with tiled splashback, radiator, single-glazed window to rear with secondary glazing and fitted blind, vinyl floor.

Outside

Garage with electric roller door to front and personal door to rear with two striplights and electric points.

To the rear there is a paved patio area providing an ideal entertaining space, the remainder of the garden is laid to lawn, borders of mature hedging and trees and enclosed by fencing.

Outside tap. Single-framed workshop with electric points. Large storage area with single door to the rear and double doors leading out to the front.

The front garden has a driveway providing off-road parking for several vehicles, a lawn with pathway leading to the front door all enclosed by hedging and brick walls.

Services

Mains electricity, gas and water are connected. Gas central heating.

Outgoings

Council tax band D payable 2024.25 £2296.38. Water and drainage rates are payable.

Viewing

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

Directions

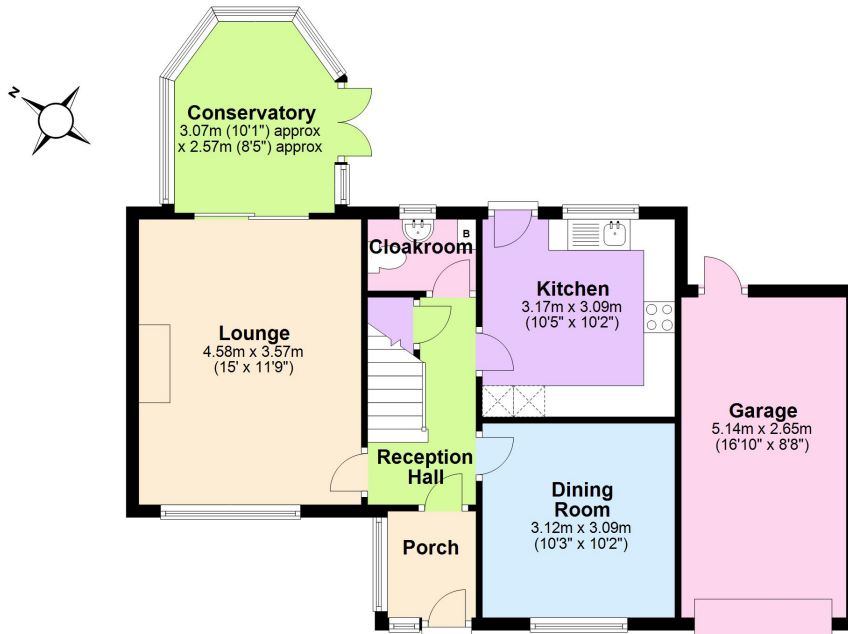
Proceed south out of Hereford over Greyfriars Bridge, at the Asda roundabout take the second exit on to Belmont Road. Continue along Belmont Road to the Tesco's roundabout taking the fourth exit on to Abbotsmead Road, then take the right-hand turn on to Whitefriars Road, then take the first left on to Chancel View where the property will be found straight ahead of you at the end of the cul-de-sac.

Money Laundering

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

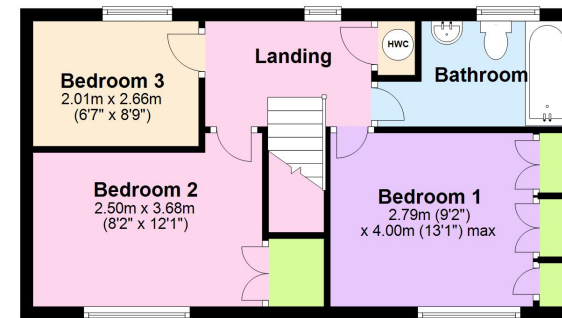
Ground Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.5 sq. feet)

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

7 Chancel View, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
England, Scotland & Wales			