

FOR  
SALE



6 Glastonbury Close, Belmont, Hereford HR2 7YL

£185,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a well maintained 2 bedroom end terrace house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden, off road parking for 2 vehicles and we recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *Well maintained end-terraced house*
- *2 good-size bedrooms*
- *Gas central heating & double glazing*
- *Private rear garden*
- *Ideal for first time buyers*



## ROOM DESCRIPTIONS

### Reception Hall

With radiator, laminate flooring, central heating thermostat, carpeted staircase to the first floor and door to the

### Living Room

With laminate flooring, radiator, double glazed window to the front aspect with Venetian blind and door to the

### Fitted Kitchen/Breakfast Room

With a range of wall and base units, ample work surfaces with tiled splash backs, 1 1/2 bowl sink unit with mixer tap over, breakfast bar, radiator, vinyl flooring, double glazed window and door to the rear, free standing cooker, space and plumbing for automatic washing machine, space for upright fridge/freezer.

### First Floor Landing

With fitted carpet, access hatch to the roof space and door to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with Venetian blind and built in double wardrobe with sliding doors.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with blind and built in wardrobe/store cupboard also housing the gas central heating boiler.

### Bathroom

With suite comprising a panelled bath with shower unit over, low flush WC, pedestal wash hand basin, partially tiled wall surround, radiator, double glazed window and vinyl flooring.

### Outside

Immediately to the rear there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and enclosed by high fencing for privacy. There is a useful side gate and pathway leading to the bottom of the garden where there is a useful timber garden shed.

There is a tandem double length parking space providing off road parking for 2 vehicles.

### Services

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

### Outgoings

Council tax band B - £1,873.33 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford on the A465 (Belmont Road) at the Tesco roundabout take the 4th exit onto Abbotsmead Road, turn right into Whitefriars's Road and after approximately 400 yards turn right into Sydwall Road and then 1st right into Glastonbury Close.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

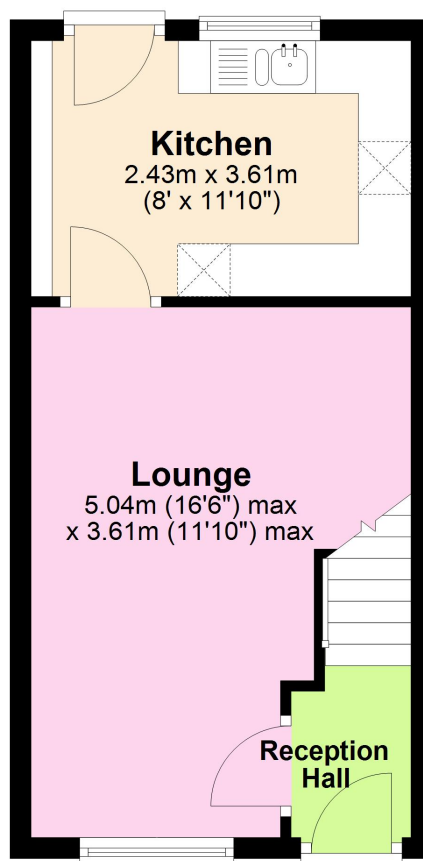
### Money Laundering Regulations

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



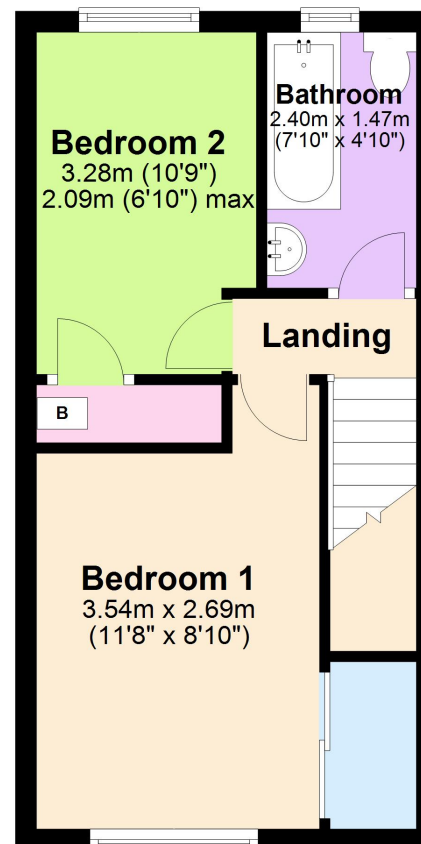
## Ground Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



## First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

**6 Glastonbury Close, Hereford**

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>74</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		