

UNDER
OFFER



30 Grantham Close, Belmont, Hereford HR2 7ZG

£199,950 - Freehold

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

PROPERTY SUMMARY

This attractive modern terraced house is quietly located in a cul-de-sac on a popular residential development about 1.5 miles southwest of the Cathedral City of Hereford. Nearby amenities include a supermarket and filling station, local shops, a doctors surgery, community centre and bus service.

Originally constructed in the early 1990s, the property has double-glazing and gas central heating, and has recently been upgraded to include a newly fitted kitchen, re-decoration, re-carpeting and upgrading of the bathroom. There are 2 double bedrooms, an enclosed garden and parking for 2 vehicles.

POINTS OF INTEREST

- *Superb terraced house*
- *Quiet cul-de-sac location*
- *2 double bedrooms*
- *Newly re-fitted kitchen*
- *Immaculately presented*
- *Parking and garden*



ROOM DESCRIPTIONS

Canopy porch

Door to

Entrance hall

Radiator, laminate flooring, central heating thermostat, archway to the

New fitted kitchen

Range of high-gloss contemporary-style base and wall units with worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine, new built-in electric oven, new 4-ring gas hob with extractor hood, wall mounted gas-fired central heating boiler, space for refrigerator, new laminate flooring, electric fuseboard, window to front, door to

Living room

New fitted carpet, 2 radiators, patio doors to rear garden, staircase to

First floor landing

Smoke alarm, 2 built-in storage cupboards.

Bedroom 1

Built-in wardrobe, new fitted carpet, radiator, hatch to roof space, windows to front and rear.

Bedroom 2

Radiator, new fitted carpet, window to rear.

Bathroom

White suite comprising bath with mixer tap, mains shower fitment, shower boarded walls with glass screen, wash hand basin and WC, radiator, shaver light/point, extractor fan, new flooring & window.

Outside

To the front of the property there is a small open-plan gravelled area with ornamental shrubs and access via an archway to the rear car park area with 2 designated spaces and access gate to the rear garden, which has a large sundeck, lawn and garden shed.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1786.07. Water and drainage - metered supply.

Viewing

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

Directions

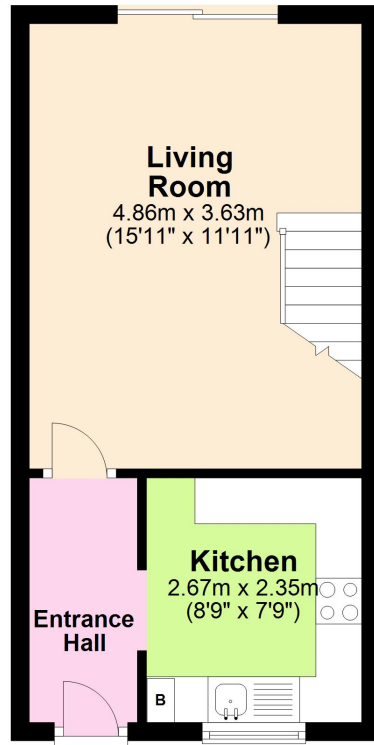
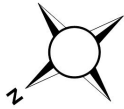
From Hereford proceed towards Abergavenny on the A465, and at the Tesco's roundabout take the 3rd exit into Northolme Road. Continue to the mini-roundabout and take the 3rd exit into Grantham Close. Take the 2nd turning into the cul-de-sac and the property will be located in front of you, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

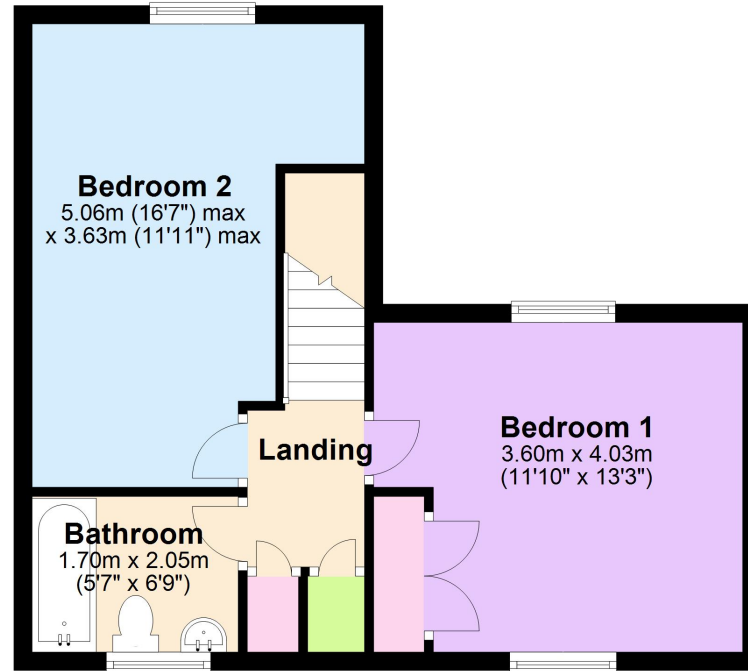
Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

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

30 Grantham 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC