

FOR
SALE



16 Buckfast Close, Belmont, Hereford HR2 7XL

£280,000 - Freehold

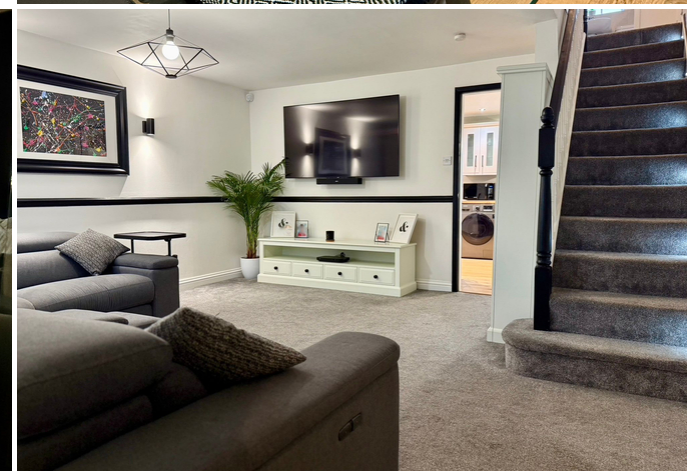
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property benefits from gas central heating, double glazing, modern kitchen and bathroom, downstairs w/c, three bedrooms, ample driveway parking, low maintenance rear garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Immaculate decorative order throughout*
- *Popular residential location*
- *Semi detached house*
- *Ideal first buyer/small family accommodation*
- *Driveway parking & enclosed garden*
- *Must be viewed!*
- *3 Bedrooms, 2 receptions*
- *Downstairs WC*



ROOM DESCRIPTIONS

Ground floor

With composite entrance door into the

Entrance hall

With tiled floor and underfloor heating, recess spotlights, panelling, underfloor heating thermostat and doors to

Downstairs W/C

With low flush w/c, wash hand basin, double glazed window to the front aspect, ceiling light point and heated towel rail

Living room

With fitted carpet, dado rail, radiator, ceiling light point, two wall lights, double glazed window to the front aspect, carpeted stairs leading up with stair lights and doors into

Kitchen/dining room

Fitted with matching wall and base units, ample oak wooden work surfaces, 1 1/2 bowl sink and drainer unit, under counter space for washing machine, oak shelving, free standing electric cooker with extractor above, space for freestanding fridge/freezer, double glazed window to the rear garden, wall mounted gas central heating boiler, recess spotlights, ceiling light point over the dining area, wall mounted upright radiator, useful under stair storage cupboard and double glazed door and window to the rear garden.

Snug/ 2nd reception room

A flexible room with fitted carpet, coving, radiator, double glazed window to the front and ceiling light point.

First floor landing

With fitted carpet, ceiling light point, double glazed window, loft hatch with pull down ladder (partially boarded), storage cupboard with oak shelving and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, dado rail, ceiling light point, panelling and an array of fitted wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect and ceiling light point.

Bedroom 3

With fitted carpet, radiator, double glazed window, dado rail, ceiling light point and built in storage cupboard over the bulkhead.

Bathroom

A three piece white suite comprising, panelled bath with mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail, wall mounted mirrored medicine cabinet, double glazed window, extractor, ceiling light point and wood effect flooring.

Outside

To the rear a paved patio providing a fantastic outdoor entertaining space with pathway leading to the rear storage of the garage and to the side access gate. The rear garden is laid to artificial grass and enclosed by fencing and brick walling. To the front a great sized driveway providing off road parking for several vehicles with the remainder laid to lawn and stone for ease and low maintenance.

Directions

Proceed south out of Hereford City on the Belmont Road and take the 4th exit at the Tesco's roundabout onto Abbotsmead Road. Continue over the mini-roundabout taking the 1st right into Whitefriars Road and then after approximately 400 yards turn left into Buckfast Close.

Services

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

Outgoings

Council tax band C (amount payable 2024/25 £2,071). Water and drainage - metered supply.

Viewing

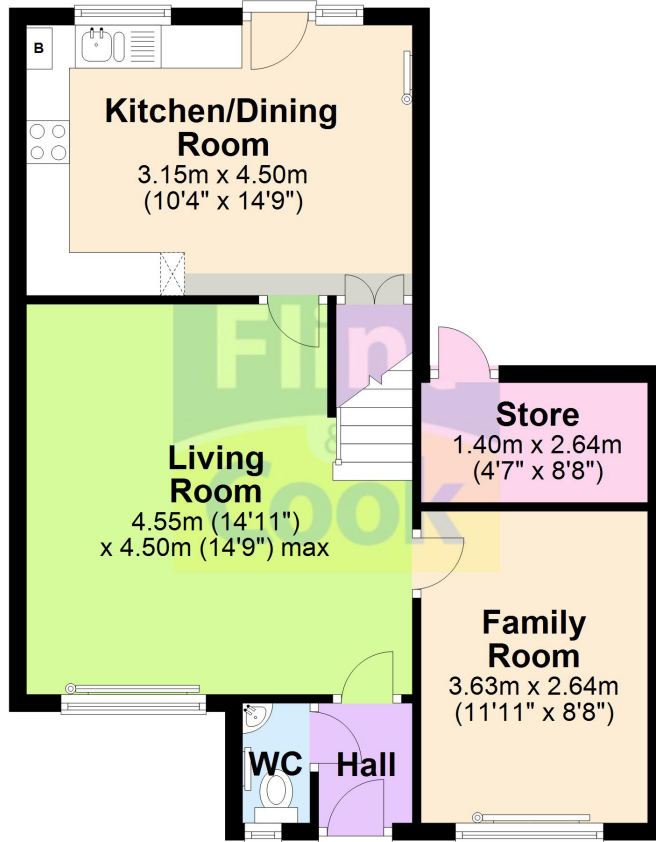
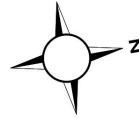
Strictly by prior appointment through the Agent, Flint & Cook, 01432 355455.

Money Laundering Regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

Ground Floor

Main area: approx. 48.0 sq. metres (516.2 sq. feet)
Plus store, approx. 3.7 sq. metres (39.7 sq. feet)



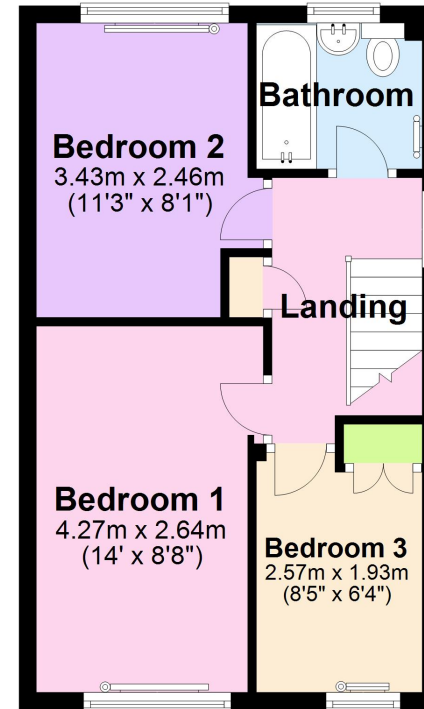
Main area: Approx. 83.0 sq. metres (893.3 sq. feet)

Plus store, approx. 3.7 sq. metres (39.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		