

FOR
SALE



9 Dorchester Way, Belmont, Hereford HR2 7ZL

£268,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a recently refurbished 3 bedroom semi-detached house offering ideal small family/first time buyer accommodation.

The property has the added benefit of gas central heating, double glazing, private rear garden, garage and driveway and we highly recommend an internal inspection.

Hereford City centre is within easy driving distance and there is also a range of amenities close by including primary and secondary schools, Tesco supermarket and fuel station, doctors surgery, countryside walks and daily bus services.

In more detail, the accommodation comprises:-

POINTS OF INTEREST

- Recently refurbished
- Three bedroom semi detached house
- Outskirts of Hereford City
- Driveway & garage
- Ideal first buyer/small family accommodation
- Must be viewed



ROOM DESCRIPTIONS

Ground floor

Canopy porch with composite door into

Entrance hallway

Living room

With LVT flooring, double glazed bay window to the front aspect with fitted blinds, radiator and door to

Kitchen/dining room

An immaculately recently fitted kitchen with matching wall and base units, integrated oven, 4 ring induction hob with extractor hood above, integrated fridge/freezer, integrated slimline dishwasher, under counter space for washing machine, sink and drainer unit with tiled splash back, extra work surface space with cupboard below, recess spotlights, plinth lights, double glazed door and window to the rear garden, useful under stair storage cupboard, radiator, ceiling light over the dining area.

First floor landing

Fitted carpet, loft hatch, airing cupboard with hot water cylinder and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear aspect, two double wardrobes.

Bedroom 2

With fitted carpet, radiator and double glazed window to the front aspect with fitted blind.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect with fitted blind.

Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over, wash hand basin with storage below, low flush w/c, chrome heated towel rail, fully tiled surround, double glazed window, recess spotlights, extractor and wood effect flooring.

Outside

To the front of the property there is a lawned garden with flowers and shrubs with paved pathway leading to the front entrance door. There is also a useful outside light by front porch. A driveway to the side providing off-road parking facilities for at least 2 vehicles leads up to the GARAGE with up-and-over door, power and light points, ample storage space and personal door to the rear.

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space with steps then leading onto the main garden which is laid to lawn and enclosed by fencing and mature trees. There is also a useful outside light and water tap.

Services

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

Outgoings

Council tax band 'C' - payable 2024/25 TBC

Water and drainage - rates are payable.

Money laundering regulations

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

Viewings

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

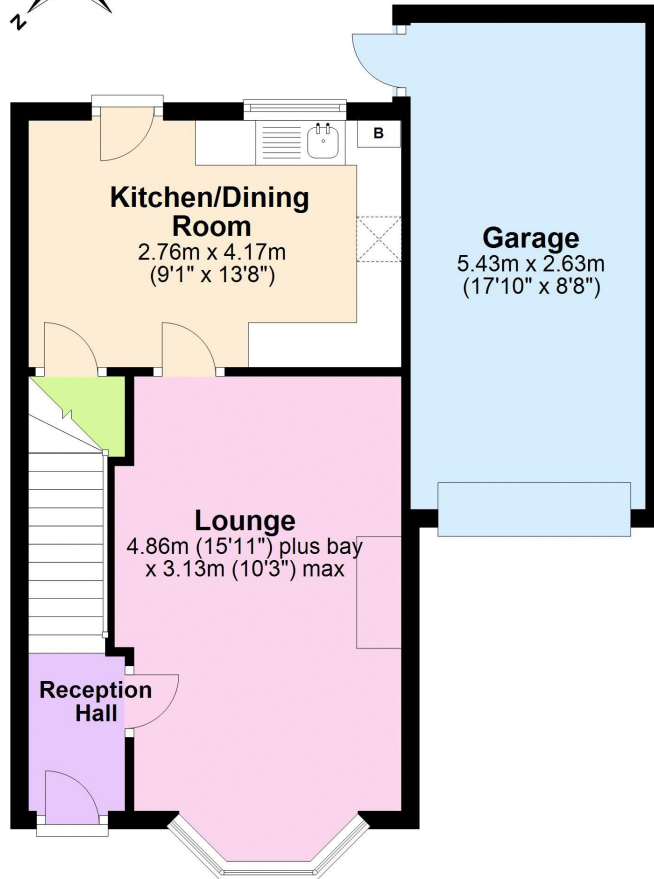
Directions

Proceed south out of Hereford City on the Belmont Road taking the 3rd exit at the Tesco roundabout onto Southolme Road and then, at the mini roundabout, take the 1st left into Dorchester Way and number 9 is on the left-hand side.



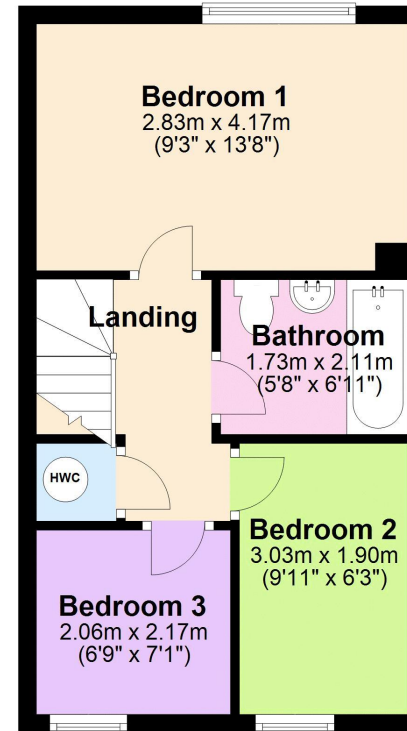
Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.3 sq. feet)

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

9 Dorchester Way, Hereford

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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			