

FOR  
SALE



21 Mulberry Close, Belmont, Hereford HR2 7UT

£185,000 - Freehold

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

## PROPERTY SUMMARY

Situated in this popular residential location, a mid-terraced house with 2 double bedrooms, gas central heating, double glazing, off-road parking, garden and offering ideal first time buyer/investment accommodation.

## POINTS OF INTEREST

- *Mid-terraced house*
- *2 Double bedrooms*
- *Off-road parking*
- *Garden*
- *Ideal first time buyer/ investor accommodation*
- *Gas central heating & double glazing*
- *Close to local amenities*
- *Popular residential area*



## ROOM DESCRIPTIONS

### **uPVC entrance door into the**

#### **Reception Hall**

Radiator, vinyl flooring and access into the

#### **Kitchen**

Fitted with a range of wall and base units with worksurfaces, 1½ bowl sink unit, tiled splashbacks, electric oven with gas hob, extractor fan, space and plumbing for washing machine, space for fridge/freezer, gas central heating boiler, strip lighting and window to the front aspect.

#### **Lounge**

Dual radiators, laminate flooring, sliding patio door leading into the garden, ample understairs storage and carpeted stairs leading from the Lounge to the

#### **First floor landing**

With 2 storage cupboards, fitted carpet and doors to

#### **Bedroom 1**

Double built-in wardrobe, fitted carpet, radiator, dual aspect windows to front and rear, access hatch to loft.

#### **Bedroom 2**

Fitted carpet, window to the rear aspect, loft hatch to roof space with pull-down loft ladder, radiator.

#### **Shower Room**

Suite comprising shower cubicle with mains fitment shower over, glass screen, low flush WC, vanity wash hand-basin, wooden flooring, heated towel rail, opaque window.

#### **Outside**

To the front of the property, there is a small gravelled garden for easy maintenance and a paved pathway leading to the front entrance door with a block-paved drive leading through to the rear where the off-road parking is located. The rear garden has been stripped back for low maintenance and there is a storage shed and side access.

#### **Services**

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

#### **Outgoings**

Council tax band B - payable 2023/24 £1704.56

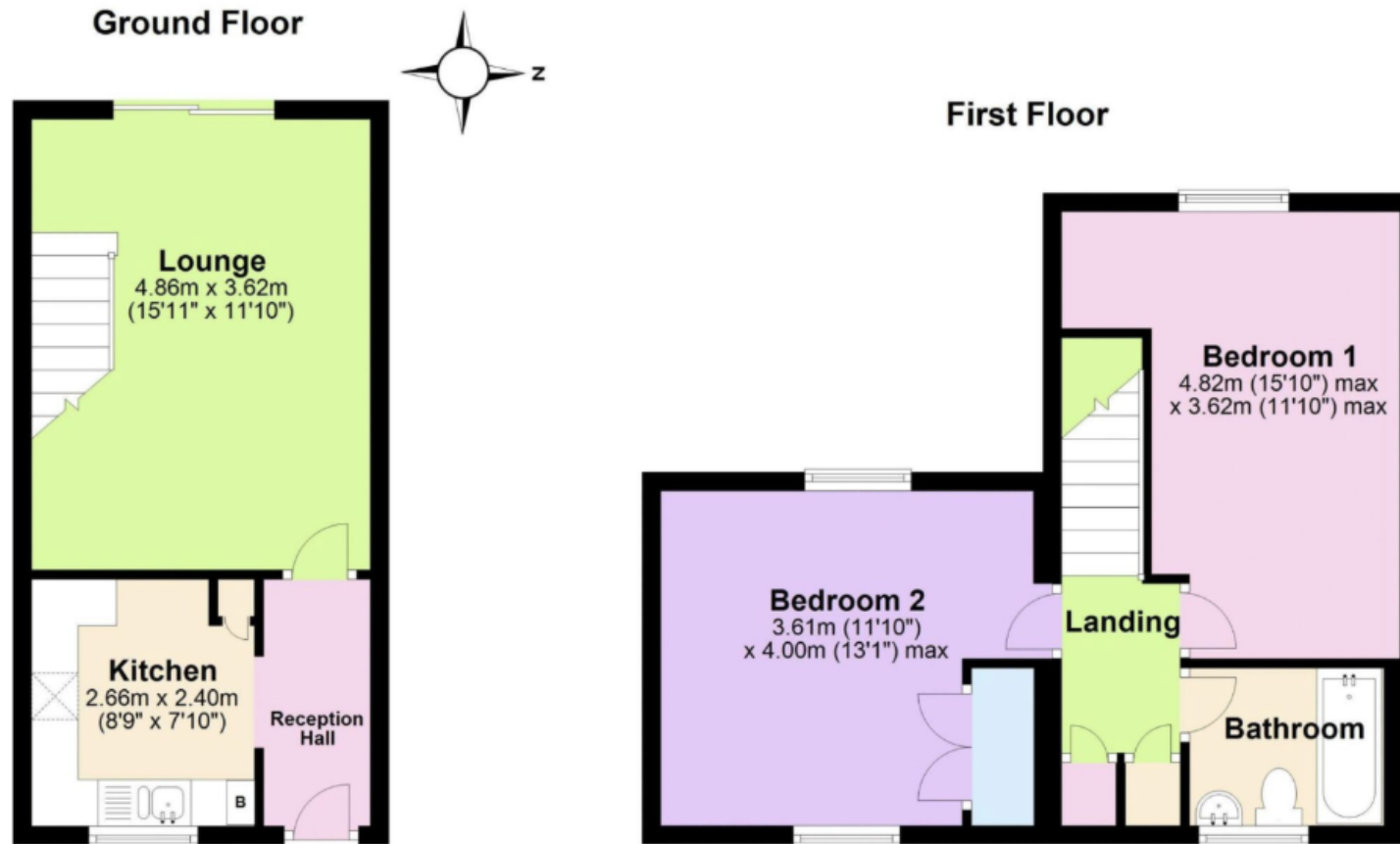
Water and drainage - rates are payable.

#### **Money laundering regulations**

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

#### **Viewing**

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



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

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

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 87        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 64      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |