

FOR  
SALE



Buckfast Close, Belmont, Hereford HR2 7XL

£350,000 - Freehold

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## PROPERTY SUMMARY

An exceptional modern detached house in a quiet cul-de-sac location on a popular residential development about 1.5 miles southwest of the Cathedral City of Hereford. Local amenities include a supermarket, filling station, doctors surgery, community hall and bus service. The property has been extended at ground floor level and also has a large conservatory together with gas central heating, double glazing and is an ideal family home with ample off-road parking and an integral garage. We highly recommend an internal inspection of the property which is more particularly described as follows.

## POINTS OF INTEREST

- *Extended detached house*
- *Lovely cul-de-sac location*
- *4 Bedrooms (1 en-suite)*
- *Separate Study*
- *Large Conservatory*
- *Gas central heating & double glazing*
- *Re-fitted Kitchen*
- *Enclosed garden*



## ROOM DESCRIPTIONS

### Door to the Entrance Hall

Laminate flooring, radiator, understairs storage cupboard, central heating thermostat, window.

### Downstairs Cloakroom

Tiled floor and part-tiled walls, WC, wash hand-basin, ladder style radiator and window.

### Lounge

With flue-less coal-effect gas fire with surround and hearth, radiator, double doors to the Conservatory and wide archway to the

### Study

Radiator, window to rear.

### Large Conservatory

Tiled floor and double doors to the side.

### Kitchen

Re-fitted with base and wall mounted units with quartz worksurfaces with integrated drainer, splashbacks, sink with mixer tap, plumbing for dishwasher, built-in electric double oven, 4-ring gas hob and extractor hood, tiled floor, cupboard housing the gas fired central heating boiler, window to front and doorway to the

### Extending Dining Room

With 2 radiators, 2 windows to rear.

### Utility Area

Tiled floor, plumbing for washing machine, side entrance door.

### Staircase leads from the Entrance Hall to the

### First floor landing

With hatch to a roof space and airing cupboard with hot water cylinder.

### Bedroom 1

Fitted wardrobes, radiator, window to front and door to the EN-SUITE SHOWER ROOM with tiled walls, shower cubicle with electric fitment and screen, wash hand-basin with cupboard under, shaver light and point, radiator, window, extractor fan.

### Bedroom 2

Radiator, window to rear.

### Bedroom 3

Radiator, window to rear.

### Bedroom 4

Radiator, window to front.

### Bathroom

White suite comprising a bath with electric shower, tiled walls, WC, wash hand-basin, ladder style radiator, shaver light and point, window.

### Outside

The front of the property is laid to tarmac providing ample parking and there is the INTEGRAL GARAGE with up-and-over door, light and power. There is access to either side of the property to the rear garden which is west-facing and mainly lawned with a retaining wall, enclosed by fencing and hedging and there is a flagstone patio and pathway. Outside lights and water tap. External power sockets.

### Services

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

### Outgoings

Council tax band D - payable 2023/24 £2191.58

Water and drainage - metered supply.

### Money laundering regulations

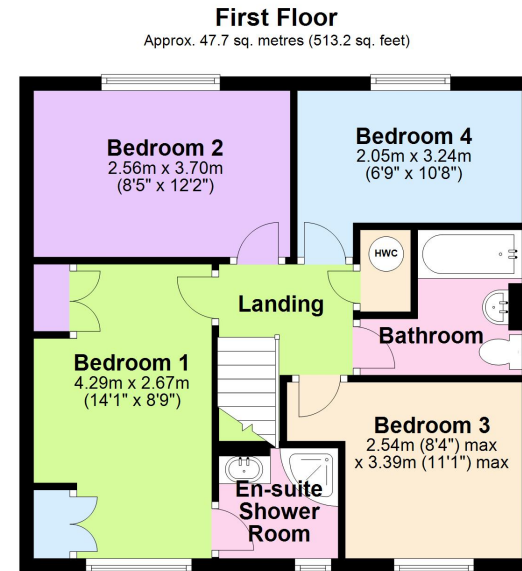
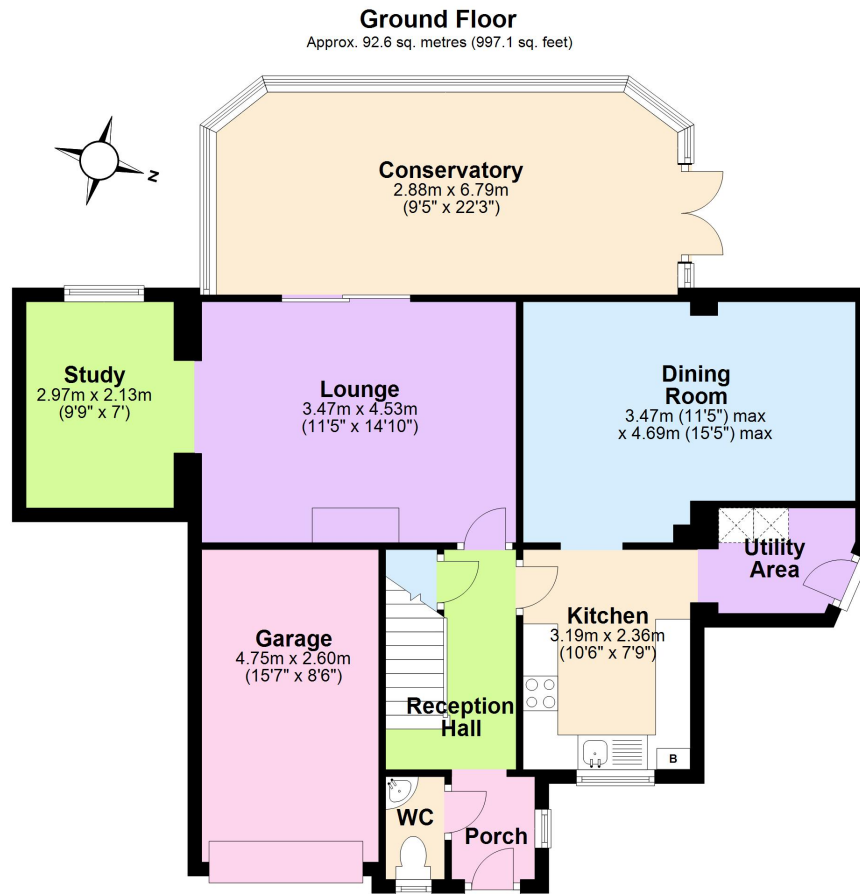
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

What3words - fire.stale.oldest



Total area: approx. 140.3 sq. metres (1510.3 sq. feet)

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

**8 Buckfast Close, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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			
		70	82
		<small>EU Directive 2002/91/EC</small>	