

FOR
SALE



5 Forde Lane, Belmont, Hereford HR2 7SR

£295,000 - Freehold



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

PROPERTY SUMMARY

Situated in this popular residential location south of Hereford city, a 3 bedroom link detached property offering ideal family accommodation and being sold with the added benefit of no onward chain. The property also benefits from 3 double bedrooms (1 with en-suite), garage, driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Link detached house*
- *3 double bedrooms, en-suite*
- *Garage & driveway*
- *Ideal family accommodation*
- *No onward chain*
- *Popular residential location*



ROOM DESCRIPTIONS

Ground floor

Entrance door into

Entrance hallway

With tiled floor, radiator, gas central heating thermostat, carpeted stairs leading up and doors to

Downstairs w/c

With low flush w/c, wash hand basin with storage under, vinyl flooring, heated towel rail, double glazed window and fuse board.

Living room

With fitted carpet, radiator, double glazed window to the front aspect with fitted blind, electric fireplace with surround and door into

Kitchen/ dining room

Kitchen fitted with matching wall and base units, ample work surface, integrated electric oven, gas hob and extractor over, 1 1/2 bowl sink and drainer unit with tiled splashback, double glazed window, tiled floor, radiator, double glazed window and french doors out to the garden and door into the

Utility room

With fitted base unit, work surface space, space and plumbing for washing machine, tiled floor, radiator, and doors in to

Conservatory

With tiled floor, one wall light, electric points, double glazed windows and door to the rear.

Garage

With light, power, door from the utility and electric roller door to the front.

First floor landing

Fitted carpet, radiator, loft hatch, smoke alarm, airing cupboard housing the gas central heating boiler and doors to

Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window to the rear aspect, double built in wardrobe and door to

En-suite shower room

With shower cubicle and mains fitment shower head over, low flush w/c, pedestal wash hand basin with tiled splashback, radiator, double glazed windows, extractor and vinyl flooring.

Bedroom 2

Fitted carpet; two radiators, loft hatch and dual aspect double glazed windows to the front and rear aspect.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect, double built in wardrobe with hanging rail and fitted shelf and a single fitted wardrobe with hanging rail and shelf.

Bathroom

3 piece white suite comprising panelled bath with mains fitment shower over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splashback, heated towel rail, extractor, double glazed window to the front aspect and vinyl flooring.

Outside

To the front a paved driveway providing off road parking with pathway leading to the front foot and side access with the remainder of the front garden stoned and lawned for ease and low maintenance enclosed by iron railings.

To the rear, a mature garden with a paved patio providing entertaining space, an array of plants and shrubbery and an area of lawn enclosed by fencing. Useful outside tap.

Services

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

Money laundering regulations

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

Outgoings

Council tax band C- payable 2024/25 £2041.23

Water and drainage - rates apply.

Viewings

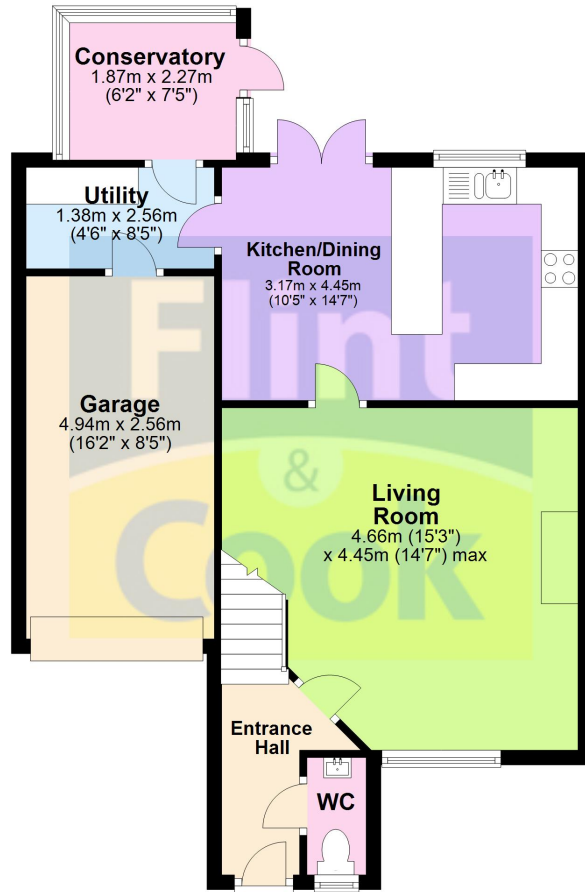
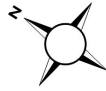
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355 455.

Directions

Proceed south out of Hereford on Belmont Road, at Tesco roundabout take the 4th exit on to Abbotsmead Road, continue along this road taking the first exit at the roundabout on to Broadholme Road then taking the 2nd right turn on to Forde Lane, the property is then situated on the left hand side as indicated by the agents for sale board.

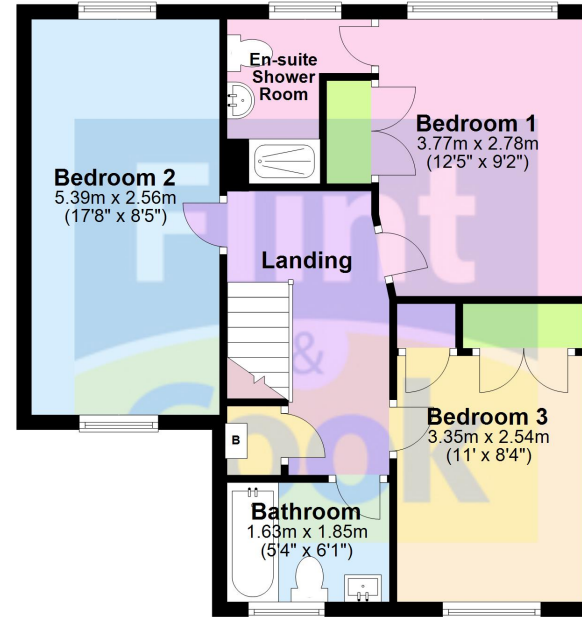
Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)

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

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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		
	65	79
England, Scotland & Wales		