

FOR
SALE



34 Belmont Avenue, Hereford HR2 7JF

£189,500 - Freehold

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

PROPERTY SUMMARY

Situated within easy walking distance of Hereford city centre, a spacious three bedroom older style semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, a good sized rear garden, ample parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Within easy reach of the City centre*
- *Spacious older style semi*
- *2 receptions, kitchen & conservatory*
- *Good sized rear garden & ample parking*
- *Ideal family home*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance Porch

Accessed through a uPVC door it has a radiator, double glazed windows, coat hooks, panelled ceiling, storage space, power and light points and uPVC door through to the

Spacious Reception Hall

With radiator, stairs to the first floor, useful under stairs store cupboard and door to the

Lounge

With double glazed window to the front aspect, radiator, fire surround with hearth, display mantle, display shelving and built in gas coal effect fire.

Dining Room

With double radiator, fire surround with heart, display mantle, display shelving and open plan access to the

Fitted Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, work surfaces with tiled splash backs, double glazed window overlooking the rear garden, space and plumbing for automatic washing machine and tumble drier, built in double oven and four ring gas hob with hood over, tiled floor and useful under stair large pantry cupboard.

Conservatory

Double doors from the dining room lead into this brick and uPVC constructed conservatory with tiled floor with underfloor heating, window and ceiling blinds, opening window vents and both single and double doors to the rear patio and garden.

First Floor Landing

With double glazed side window, access hatch to the loft space, useful storage cupboard and doors to

Bedroom 1

With double glazed window to the front aspect, double radiator and a built in storage cupboard/wardrobe.

Bedroom 2

With double glazed window to the rear enjoying a pleasant outlook across the garden and bowling green beyond, radiator and built in store cupboards.

Bedroom 3

With double glazed window to the front aspect and radiator.

Shower Room

With suite comprising double shower cubicle, pedestal wash hand basin, low flush WC, radiator and a double glazed window to the rear.

Outside

To the front of the property there is an extensive driveway providing ample off road parking.

To the immediate rear there is a brick paved patio area providing the perfect entertaining space leading onto the remainder of the garden which is enclosed by hedging and fencing to maintain privacy.

There are range of outside storage sheds, an outside tap and lighting.

Agents Note

There are solar panel fitted at the property

Services

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

Outgoings

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed immediately south from Hereford city centre along Belmont Road taking the first turning on your right into Belmont Avenue.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

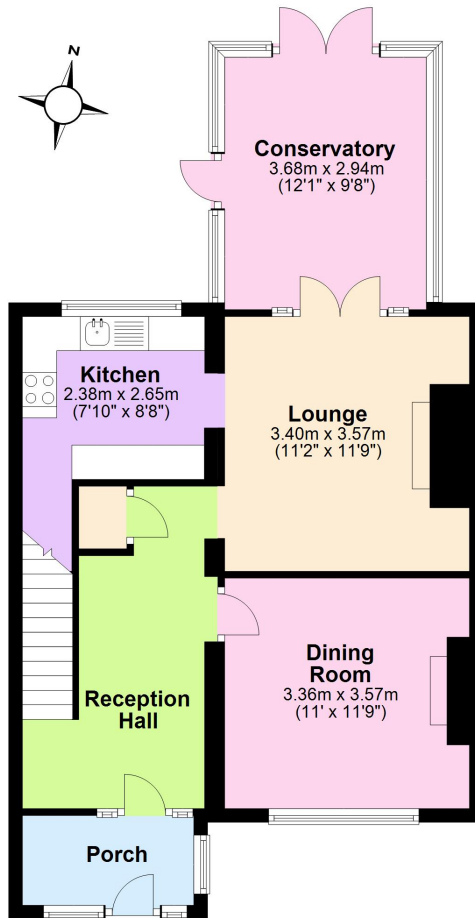
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

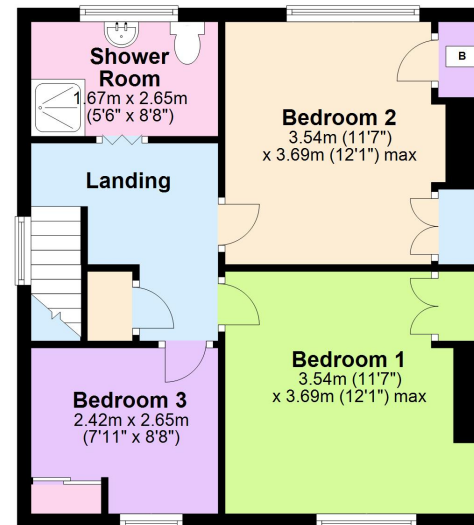
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 107.2 sq. metres (1154.4 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+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	81	81
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	