

FOR
SALE



17 Dorchester Way, Belmont, Hereford HR2 7ZL

£250,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom semi-detached house offering ideal first time buyer/investor accommodation. The property, which could benefit from a degree of modernisation, is offered For Sale with no onward chain and has gas central heating, double glazing, driveway parking, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Popular residential location*
- *Ideal first time buyer/ investor accommodation*
- *Garage & driveway parking*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door leading into the

Entrance Hallway

With mat-well, radiator, gas central heating thermostat, laminate flooring, carpeted stairs leading to the first floor, smoke alarm and door into the

Living Room

Laminate flooring, radiator, double glazed bay window to the front aspect, feature coal-effect gas fireplace and door leading into the

Kitchen/Dining Room

Fitted wall and base units with ample worksurfaces, stainless steel sink and drainer unit, free-standing electric oven and hob with extractor over, under-counter space for washing machine and tumble dryer, space for a free-standing fridge/freezer, wall mounted Worcester Bosch gas central heating boiler, useful understairs storage cupboard, double glazed window to the rear aspect and double glazed door, extractor and tiled floor and radiator.

First floor landing

Fitted carpet, smoke alarm, loft hatch, useful storage cupboard over the stairs with hot water cylinder and fitted shelving and doors to

Bedroom 1

Fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 2

Fitted carpet, radiator and double glazed window to the front aspect.

Bedroom 3

Fitted carpet, radiator and double glazed window to the front aspect.

Bathroom

Suite comprising panelled bath with electric shower over, wash hand-basin with storage under, low flush WC, radiator, opaque double glazed window to the side aspect, extractor and fitted carpet.

Outside

To the rear of the property there is a paved patio area - perfect for entertaining with gravelled steps leading up to the remainder of the garden which is mainly laid to lawn with a range of mature trees and shrubs, timber storage shed and all enclosed by brick walling and fencing to maintain privacy. There is a useful outside tap and a rear access door leading into the garage. To the front of the property there is a tarmac driveway providing driveway parking for 2 vehicles with access to GARAGE with up-and-over door, light and power. There is a small area of lawn with a paved pathway leading to the front entrance door.

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 £2041.23

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.

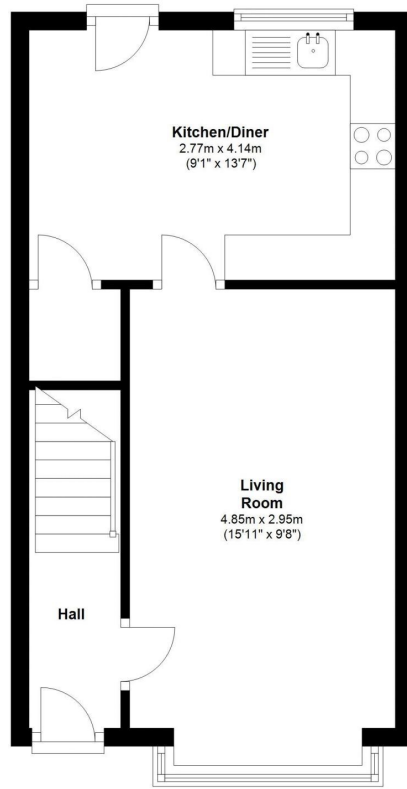
Viewing

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

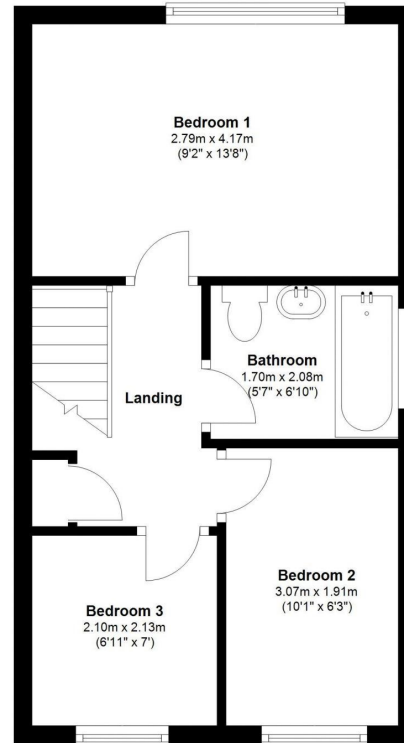
Directions

Proceed south out of Hereford over Greyfriars Bridge and take the 2nd exit at the Asda roundabout onto Belmont Road. Continue to the Tesco roundabout and take the 3rd exit onto Northholme Road, then take the 1st exit at the mini-roundabout onto Dorchester Way and the property is located after about 50 yards on the left hand side, as indicated by the Agent's For Sale board. What3words - [afford.enable.grain](https://www.what3words.com/afford.enable.grain)

Ground Floor



First Floor



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		
		84
	60	
England, Scotland & Wales		
EU Directive 2002/91/EC		