

FOR
SALE



208 Belmont Road, Hereford HR2 7HA

£199,500 - Freehold

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

PROPERTY SUMMARY

A 3-bedroom semi-detached property situated in a popular residential location with driveway parking, garage and requiring modernisation throughout.

POINTS OF INTEREST

- *3 bedroom semi detached house*
- *Garage & driveway parking*
- *Popular residential area*
- *Requires modernisation*



ROOM DESCRIPTIONS

Front door leads into the Entrance Hall

Fitted carpet, radiator, window to the side aspect, cupboard housing the fuseboard and meters, carpeted staircase leading to the first floor and doors leading into the

Kitchen

Matching wall and base units, worksurfaces, stainless steel sink and drainer, space for free-standing cooker and free-standing fridge/freezer, under-counter space for washing machine, gas central heating boiler, understairs storage cupboard/pantry, radiator, vinyl flooring, door and window leading to the rear porch and opening into the

Dining Room

Wooden flooring, radiator, sliding doors into the rear garden.

Living Room

Fitted carpet, radiator, bay window to the front.

Rear Porch

Fitted carpet, windows and door to the rear.

First floor landing

Fitted carpet, window to the side aspect, radiator, airing cupboard with hot water cylinder.

Separate WC

Low flush cistern, opaque window and tiled floor.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand-basin, opaque window, tiled floor, heated towel rail.

Bedroom 1

Fitted carpet, radiator, window to the front and built-in wardrobes with sliding doors.

Bedroom 2

Fitted carpet, radiator, window to the rear aspect and built-in cupboard.

Bedroom 3

Fitted carpet, radiator, window to the front aspect.

Outside

To the front of the property iron gates provide access to the concrete driveway with parking for several vehicles leading to the rear and GARAGE with up-and-over door, light and power. The remainder of the front garden is laid to lawn, enclosed by brick-walling and fencing. To the rear, there is a paved patio area leading to the remainder of the garden which is mainly laid to lawn and enclosed by hedging and fencing together with a greenhouse.

Services

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

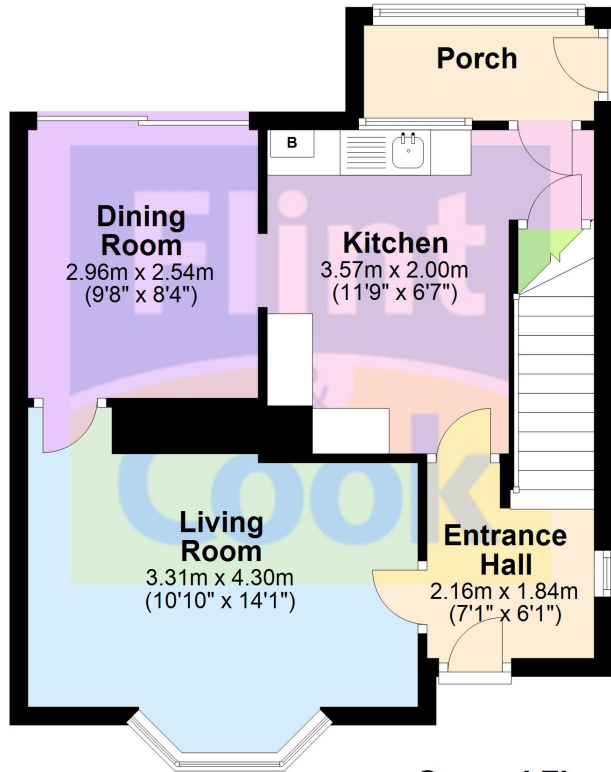
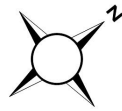
Outgoings

Council tax band B - payable 2023/24 £1713.95

Water and drainage - rates are payable/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.



Ground Floor
Approx. 41.5 sq. metres (446.5 sq. feet)

First Floor
Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 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		
		82
	60	
England, Scotland & Wales		
EU Directive 2002/91/EC		