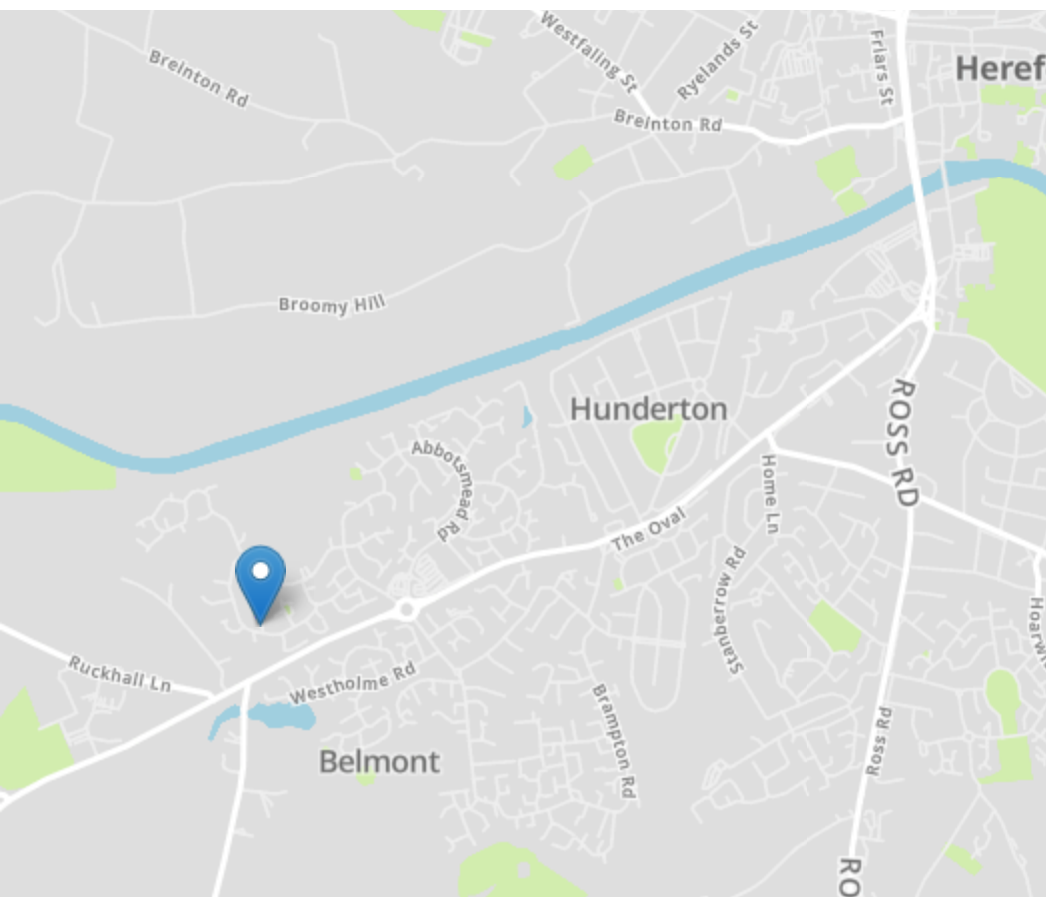




DIRECTIONS

From Hereford City, proceed onto A49 South, using the right two lanes to turn towards B465 Belmont road, after approximately 1.1 miles at the roundabout take the 3rd exit onto Northolme Road, and after approximately 0.1 mile turn left onto Stanbrook Road, turn left onto Oulton Avenue and the property can be found on the left hand side as indicated by The Agents For Sale Board. For those who used what3words: ///grabs.guides.tested.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected

Outgoings

Council tax band 'D'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

13 Oulton Avenue
Belmont Hereford HR2 7YX

£265,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

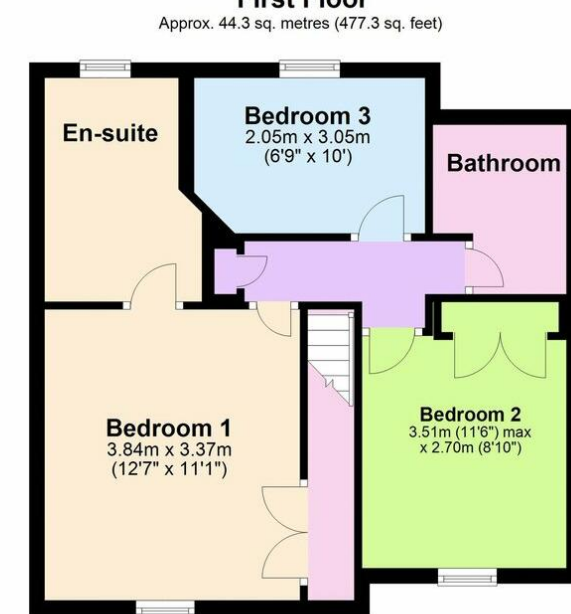
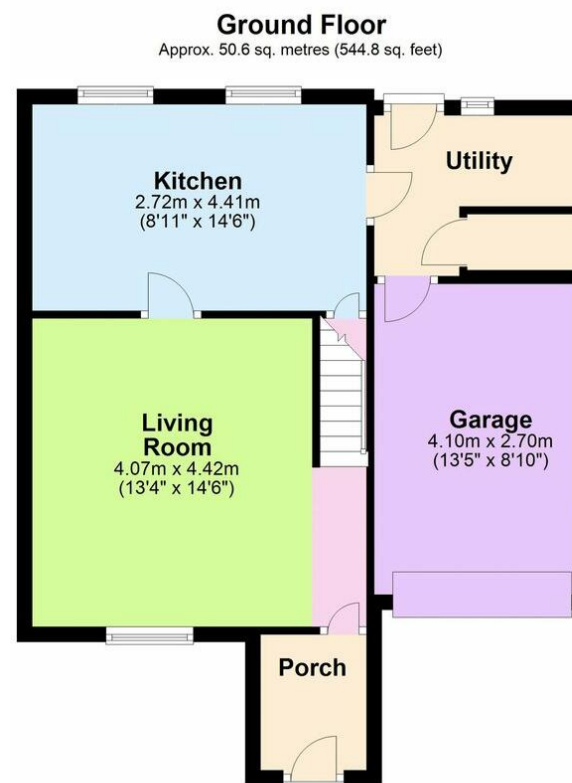
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Three bedrooms • No onward chain • Garage and driveway parking • One en-suite

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

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

OVERVIEW

This three-bedroom, semi-detached house, offers small family/first time buyer accommodation. The property benefit from gas central heating, double glazing, driveway parking, a garage, and is also being sold with the added benefit of no onward chain. Pleasantly located in the popular Belmont area, approximately one mile south of Hereford City, close to a host of amenities including Tesco's supermarket and fuel station, Doctors surgery, parkland nearby for walks, and a regular bus service into the City.

GROUND FLOOR

Entrance Porch

The entrance porch comprises of: cloak storage; a ceiling light point; lino flooring, and an internal door with integral glass door that leads into the living room.

Living Room

4.07m x 4.42m (13' 4" x 14' 6")
The living room comprises of: laminate flooring; a double glazed window to the front elevation; three wall light; two central heating radiators; television point; telephone point; fitted carpeted stairs that lead to the first floor; a gas central heating thermostat, and a door leading to the kitchen/dining room.

Kitchen/Dining Room

2.72m x 4.41m (8' 11" x 14' 6")
The kitchen/dining room comprises of: LVT flooring; fitted kitchen with wall and base units, with soft close doors and drawers; sink and drainer with one and a half bowl, and mixer tap over; work surfaces; four-ring BOSCH gas hob with a single, electric BOSCH oven below, and a BOSCH cooker hood above; an extractor fan; space and plumbing for a dishwasher; space for a fridge-freezer; tiled splash back; recessed spotlights; a ceiling light point; two double glazed windows to the rear elevation; an understairs storage cupboard/pantry; a central heating radiator, and door leading

through to the downstairs WC.

Utility Space

The Utility space comprises of: LVT flooring; roll top work surfaces over fitted base units, as well as wall units; plumbing space for a washing machines; space for a tumble dryer; sink and drainer with one bowl and mixer tap over; a double glazed door to the rear elevation; a double glazed door to the rear elevation; a central heating radiator; a wall mounted central heating boiler; a door leading into the the downstairs WC, and a door leading into the garage.

Downstairs WC

The downstairs WC comprises of: LVT flooring; a low level WC, and a ceiling light point.

FIRST FLOOR

First Floor Landing

The first floor landing comprises of: fitted carpet, and two loft access points. The loft is boarded with a light, and an airing cupboard which houses a hot water cylinder and fitted shelving.

Bedroom One

3.84m x 3.37m (12' 7" x 11' 1")
Bedroom one comprises of: fitted carpet; a central heating radiator; a double glazed window to the front elevation with far-reaching views across Hereford City; a television point; a ceiling light point; a large built in double wardrobe, and a door that leads to the en-suite.

En-suite

The en-suite comprises of: a fitted corner shower, with a main MIRA shower, a sliding glass screen, and fully tiled walls within the cubicle; tiled flooring; part-tiled walls; a low level WC; a pedestal wash hand basin with hot and cold tap over; a chrome towel radiator; tiled

flooring; a double glazed window with obscure glass to the rear elevation; an extractor fan; wall mounted vanity space; and recessed spotlights.

Bedroom Two

3.51m x 2.70m (11' 6" x 8' 10")
Bedroom two comprises of: fitted carpet; a ceiling light point; a central heating radiator; a television point; a telephone point; a double glazed window to the front elevation, and a large built in wardrobe.

Bedroom Three

2.05m x 3.05m (6' 9" x 10' 0")
Bedroom three comprises of: fitted carpet; a ceiling light point; a television point; a central heating radiator, and a double glazed window to the rear elevation.

Bathroom

The bathroom is a three piece suite that comprises of: a panel bath, with a handheld main fitment shower head attachment over, as well as hot and cold mixer tap over; a pedestal wash hand basin with hot and cold taps over; a low level WC; laminate flooring; tiled walls; a ceiling light point, and extractor fan, and a double glazed velux skylight window (south-facing).

OUTSIDE

Integral Garage

4.10m x 2.70m (13' 5" x 8' 10")
The garage comprises of: light and power; concrete flooring, and an up and over to the front.

Front of the Property

To the front of the property, we have a drop curb allowing access to

a brick paved driveway, providing off-road parking for three vehicles, enclosed by fenced borders and two areas of decorative stone for ease and low maintenance. There is access to the garage via the up and over door.

Rear of the Property

To the rear of the property we have, a south-facing, paved patio entertaining area, steps leading to the rest of the garden, that consists primarily of lawn, as well as a small patio area in the far corner. This patio area has armoured electric cable running to it from the garage - ideal for study/home office, hot tub, etc. The garden is south-facing, and is enclosed by fencing and brick walling. There is also an outdoor tap.



At a glance...

- Kitchen/Dining Room: 2.72m x 4.41m (8' 11" x 14' 6")
- Living Room: 4.07m x 4.42m (13' 4" x 14' 6")
- Garage: 4.10m x 2.70m (13' 5" x 8' 10")
- Bedroom One: 3.84m x 3.37m (12' 7" x 11' 1")
- Bedroom Two: 3.51m x 2.70m (11' 6" x 8' 10")
- Bedroom Three: 2.05m x 3.05m (6' 9" x 10' 0")

And there's more...

- Popular Residential Area
- Local Amenities
- Built-in wardrobes in two of the bedrooms

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.