

FOR
SALE



3 Shellingham Way, Belmont, Hereford HR2 7SN

£349,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property which is immaculately presented throughout has the added benefit of gas central heating, double glazing, attractive south facing low maintenance rear garden, garage and ample parking, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Four bedrooms, one en-suite*
- *Ideal family home!*
- *Modern kitchen & bathrooms*
- *2 receptions & conservatory*
- *Driveway parking, integral garage & low maintenance rear garden*



ROOM DESCRIPTIONS

Ground floor

Canopy entrance porch and upvc door leading into

Entrance hallway

With engineered oak flooring, carpeted stairs leading up, radiator, hive central heating thermostat, space for coat storage and door into

Living room

With engineered oak flooring, radiator, ceiling light point, double glazed bay window to the front aspect and oak bi-folding door into the

Dining room

With oak flooring, ceiling light point, radiator, double glazed doors to the conservatory and door leading into the

Kitchen

A beautifully fitted modern kitchen with white gloss fitted wall and base units, ample work surface space with tiled splash backs, 1 1/2 bowl sink and drainer unit, under counter space for dishwasher, bosch oven and 4 ring gas hob, integrated larder fridge, ceiling light point, radiator, vinyl flooring, double glazed window to the rear garden and door into

Utility room

With under counter space for washing machine and tumble dryer, wall mounted gas central heating boiler, fitted wall unit and shelving, work surface space, vinyl flooring, door to the rear garden and door into

Downstairs W/C

With low flush w/c, wash hand basin with storage below and counter space to the side with tiled splash back, radiator, tiled floor and double glazed window.

Conservatory

With tiled floor, double glazed windows and french doors out to the rear garden, electric under floor heating with thermostat, ceiling light point, two wall lights.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Master bedroom with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, ample space for wardrobes and door into

En-suite

With corner fitted shower cubicle, electric shower head over, tiled surround and glass sliding doors, low flush w/c, wash hand basin with storage below, double glazed window, ceiling light point, heated towel rail and extractor.

Bedroom 2

With fitted carpet, double glazed window to the front aspect, ceiling light point, radiator and airing cupboard with hot water cylinder and fitted wooden shelving.

Bedroom 3

With fitted carpet, ceiling light point, radiator, double glazed window overlooking the rear aspect.

Bedroom 4

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

A modern bathroom with three piece suits including bath with electric shower over and tiled surround, low flush w/c, wash hand basin with storage below, part tiled surround, radiator, tiled floor, double glazed window and recess spotlights.

Outside

To the rear a low maintenance south west facing garden perfect for entertaining and laid to brick paviour for ease and low maintenance, a stoned border with an array of plants and shrubs. Outside power point and tap. There is a personal door into the rear of the garage with electric roller door to the front, light and power and personal door to the rear and side access gate leading to the front with a tarmac driveway providing off road parking with a further brick paviour space, a small border of grass with path leading to the side.

Directions

Proceed south out of Hereford on the A465 Abergavenny (Belmont) Road, at the Tesco roundabout take the 4th exit onto Abbotsmead Road, continue for approximately 1/2 a mile and then turn left into Shellingham Way.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band D Amount payable £2,449 for 2025/26.

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

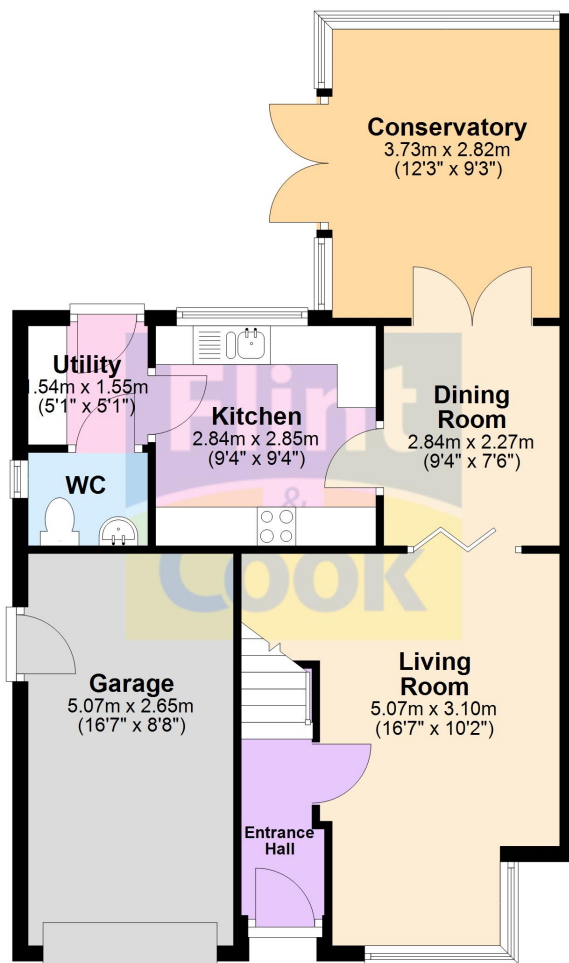
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

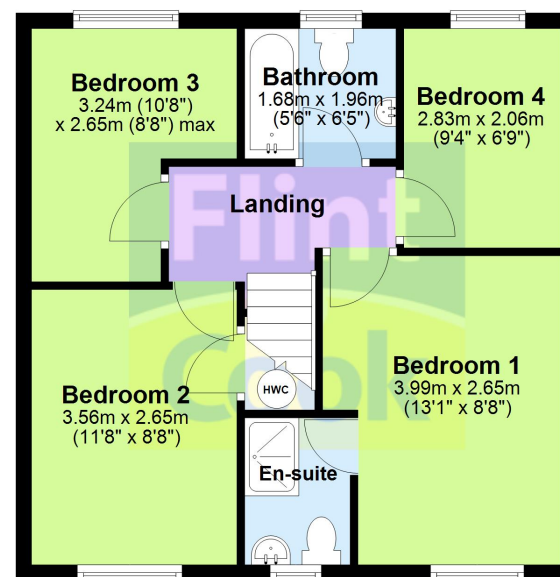
Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		