

FOR
SALE



30 Grantham Close, Belmont, Hereford HR2 7ZG



£199,950 - Freehold

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

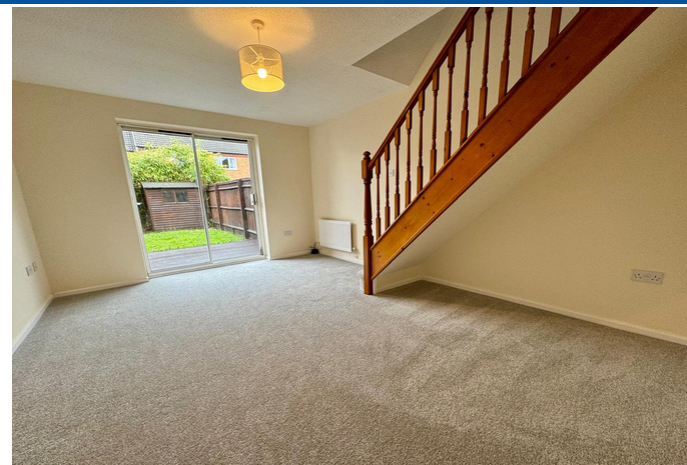
PROPERTY SUMMARY

This attractive modern terraced house is quietly located in a cul-de-sac on a popular residential development about 1.5 miles southwest of the Cathedral City of Hereford. Nearby amenities include a supermarket and filling station, local shops, a doctors surgery, community centre and bus service.

Originally constructed in the early 1990s, the property has double-glazing and gas central heating, and has recently been upgraded to include a newly fitted kitchen, re-decoration, re-carpeting and upgrading of the bathroom. There are 2 double bedrooms, an enclosed garden and parking for 2 vehicles.

POINTS OF INTEREST

- *Superb terraced house*
- *Quiet cul-de-sac location*
- *2 double bedrooms*
- *Newly re-fitted kitchen*
- *Immaculately presented*
- *Parking and garden*



ROOM DESCRIPTIONS

Canopy porch

Door to

Entrance hall

Radiator, laminate flooring, central heating thermostat, archway to the

New fitted kitchen

Range of high-gloss contemporary-style base and wall units with worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine, new built-in electric oven, new 4-ring gas hob with extractor hood, wall mounted gas-fired central heating boiler, space for refrigerator, new laminate flooring, electric fuseboard, window to front, door to

Living room

New fitted carpet, 2 radiators, patio doors to rear garden, staircase to

First floor landing

Smoke alarm, 2 built-in storage cupboards.

Bedroom 1

Built-in wardrobe, new fitted carpet, radiator, hatch to roof space, windows to front and rear.

Bedroom 2

Radiator, new fitted carpet, window to rear.

Bathroom

White suite comprising bath with mixer tap, mains shower fitment, shower boarded walls with glass screen, wash hand basin and WC, radiator, shaver light/point, extractor fan, new flooring & window.

Outside

To the front of the property there is a small open-plan gravelled area with ornamental shrubs and access via an archway to the rear car park area with 2 designated spaces and access gate to the rear garden, which has a large sundeck, lawn and garden shed.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1786.07. Water and drainage - metered supply.

Viewing

Strictly by prior appointment through the Agent, Flint & Cook, 01432 355455.

Directions

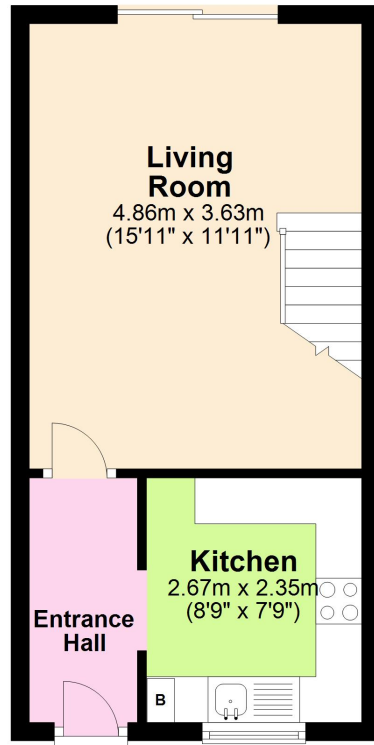
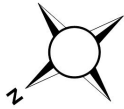
From Hereford proceed towards Abergavenny on the A465, and at the Tesco's roundabout take the 3rd exit into Northolme Road. Continue to the mini-roundabout and take the 3rd exit into Grantham Close. Take the 2nd turning into the cul-de-sac and the property will be located in front of you, as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

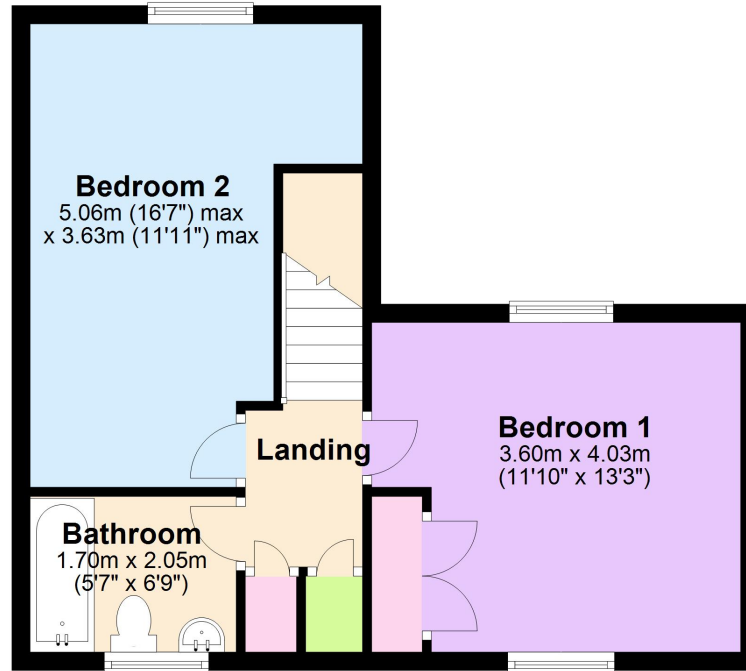
Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

30 Grantham Close, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(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