

FOR  
SALE



Flint  
&  
Cook

36 Eastholme Avenue, Belmont, Hereford HR2 7UQ

£170,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, a 1 bedroom mid-terraced property offering ideal first time buyer/investment accommodation. The property has the added benefit of electric heating, double glazing, enclosed rear garden, allocated parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- 1 Bedroom mid-terraced house
- Popular residential location
- Ideal first time buyer/investment accommodation
- Allocated parking
- Electric heating
- Double glazing
- Must be viewed!



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door into the

### Entrance Hall

Oak laminate flooring, electric heater, fuseboard and doors to the

### Kitchen

Fitted with base units and 2 wall units, ample worksurfaces, stainless steel sink and drainer, under-counter space for washing machine, space for free-standing fridge/freezer and under-counter tumble dryer, free-standing electric cooker with extractor over, double glazed window to the front aspect and door to the

### Living Room

Laminate flooring, 2 Velux windows, double glazed sliding door with fitted blind, ceiling light and fan, carpeted stairs leading to the first floor with understairs storage cupboard.

### Dining Area

A wooden structure extension with vinyl flooring, electrics, 2 double glazed windows to the rear aspect, double glazed door leading out to the rear garden, built-in breakfast bar with tiled splashback and a log-effect electric fireplace.

### First floor landing

Fitted carpet, electric heater, airing cupboard housing the hot water cylinder with fitted shelving and doors to

### Bedroom

Laminate flooring, electric heater, double glazed window to the front aspect, 2 built-in storage cupboards with hanging rails and 2 built-in cupboards above the bed.

### Bathroom

Suite comprising panelled bath with electric shower over, low flush WC, pedestal wash hand-basin, opaque double glazed window to the front aspect and vinyl flooring.

### Outside

To the front, the property is approached via an iron gate with wooden archway leading into a low maintenance front garden which is enclosed by fencing and mainly laid to gravel with a range of plants and shrubs. There is a small border of flowers, an outside tap and outside meter and the property to the front has a pleasant outlook across a small open greenspace. To the rear, there is a low maintenance garden with a paved patio area enclosed by fencing with a rear access gate. There is also a plastic storage shed and 2 areas enclosed by fencing laid with artificial turf and made into small seating areas. There is also a border with a variety of plants and shrubs. Beyond the rear access gate there are 2 allocated parking spaces.

### Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

### Outgoings

Council tax band A - payable 2024/25 £1530.92  
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

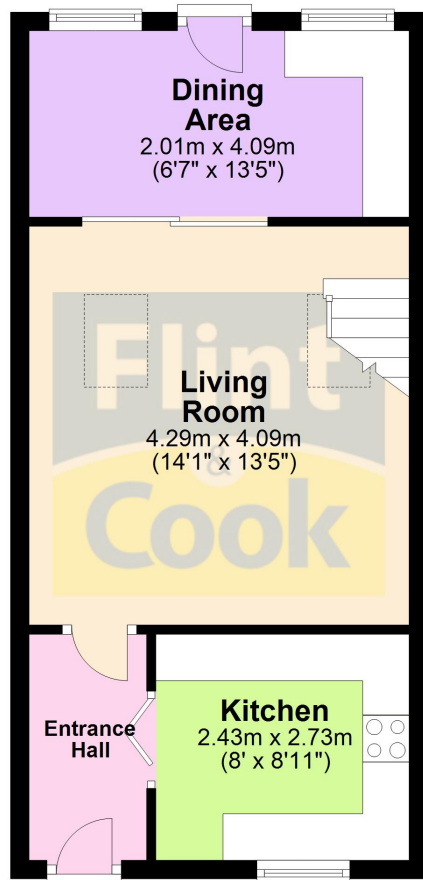
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

From Hereford proceed towards Abergavenny on the A465 (Belmont Road) at the main roundabout by Tesco's supermarket, take the first exit into Southolme Avenue and then turn left into Eastholme Avenue, continue past the Medical Centre to the bottom of the cul-de-sac where the property is located on the right-hand side. What3words - desk.exile.wished

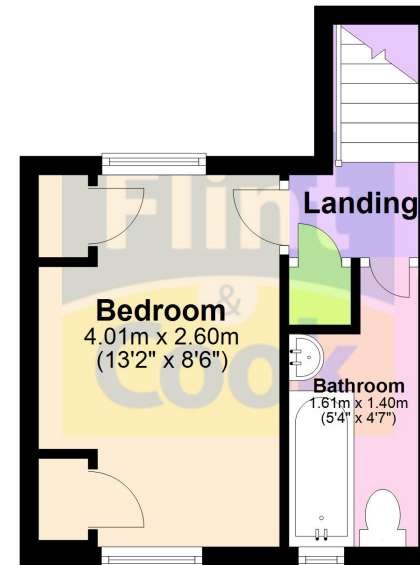
### Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



### First Floor

Approx. 17.4 sq. metres (187.4 sq. feet)



Total area: approx. 54.0 sq. metres (580.8 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+)	<b>A</b>	93
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC