

FOR
SALE



9 Stanbrook Road, Belmont, Hereford HR2 7ZA

£257,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a fantastic three bedroom home offering ideal first time buyer/ family accommodation. Benefitting from well presented accommodation throughout with three good sized bedrooms and bathroom to the first floor, a good sized lounge, modern kitchen/dining room, downstairs W/C & utility area to the ground floor. The property also benefits from driveway parking and a good sized south west facing garden. A viewing is highly recommended.

POINTS OF INTEREST

- *Three bedroom house*
- *Popular residential location*
- *Gas central heating & double glazing*
- *Downstairs W/C & utility area*
- *Ideal first time buyer/ family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With canopy entrance porch and door leading into the

Entrance hall

With matwell, radiator, ceiling light point, wall mounted fuse box, coat storage and door into the

Living room

A spacious lounge with feature double glazed bay window to the front, fitted carpet, ceiling light point, radiator, carpeted stairs leading up and door leading into the

Kitchen/dining room

Fitted with matching wall and base units, ample work surface space over, stainless steel sink and drainer unit with tiled splash back, under counter space for washing machine and tumble dryer, freestanding cooker with four ring gas hob and electric oven, ceiling light point, double glazed window and door to the rear garden and opening into the

Utility area

With tiled floor, radiator, fitted storage cupboard, space for a freestanding fridge/freezer, kitchen and recess spotlights and door into the

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, automatic recess spotlights, tiled floor.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, airing cupboard with fitted shelving and housing the gas central heating boiler, doors then provide access to

Bedroom 1

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

Bedroom 2

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

Bedroom 3

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and large built in cupboard with hanging rail and fitted shelving.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower over and tiled surround, low flush w/c, pedestal wash hand basin, chrome heated towel rail, double glazed window and tiled floor.

Outside

Formerly a single garage which has been part converted to include a small utility area and downstairs w/c. The remaining part of the garage has an up and over door to front, light and power and rear access door leading into the garden.

The rear south westerly facing garden has a private paved patio area perfect for entertaining with steps leading up to a good sized area of lawn with additional stoned seating area to the rear, enclosed by hedging and fencing. Useful outside tap and outside power points. To the front a tandem length tarmac driveway with paved pathway leading to the front door and with access to the up and over door to the garage. The remainder of the garden is laid to lawn and could easily be converted to allow for additional parking.

Directions

Proceed south out of Hereford on Belmont Road, at the roundabout take the third exit onto Northolme Road and then the first left onto Stanbrook Road, proceed round the bend to the right and the property is situated on the left hand side as indicated by the agents for sale board.

Services

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

Outgoings-

Council tax band C - £2140.95 for 2025/2026
Water and drainage rates are payable.

Viewings-

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

Opening Hours

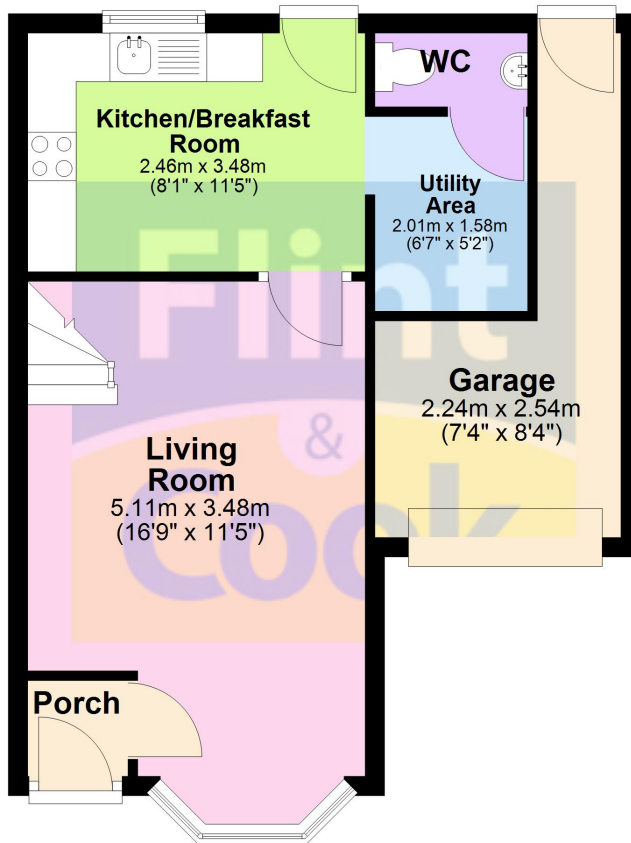
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

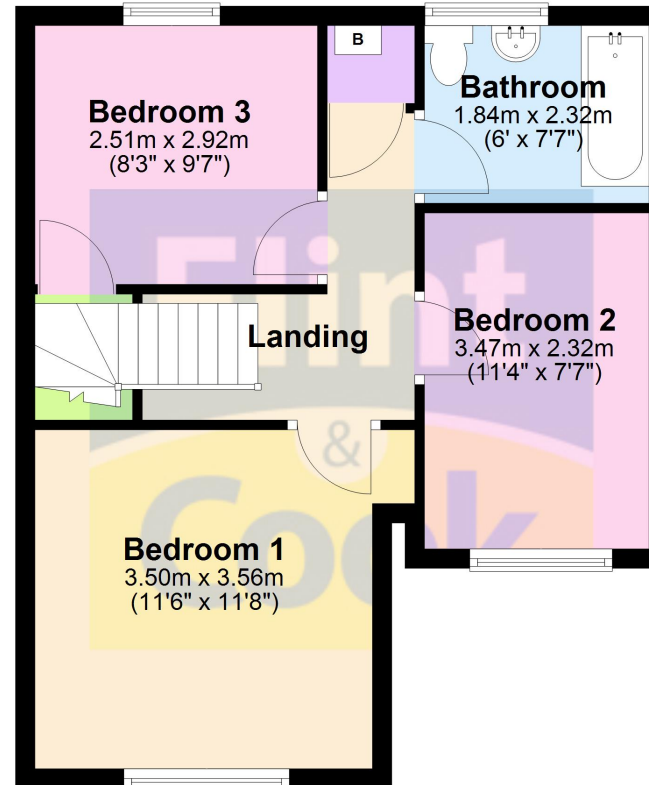
Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

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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	71
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		