



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

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

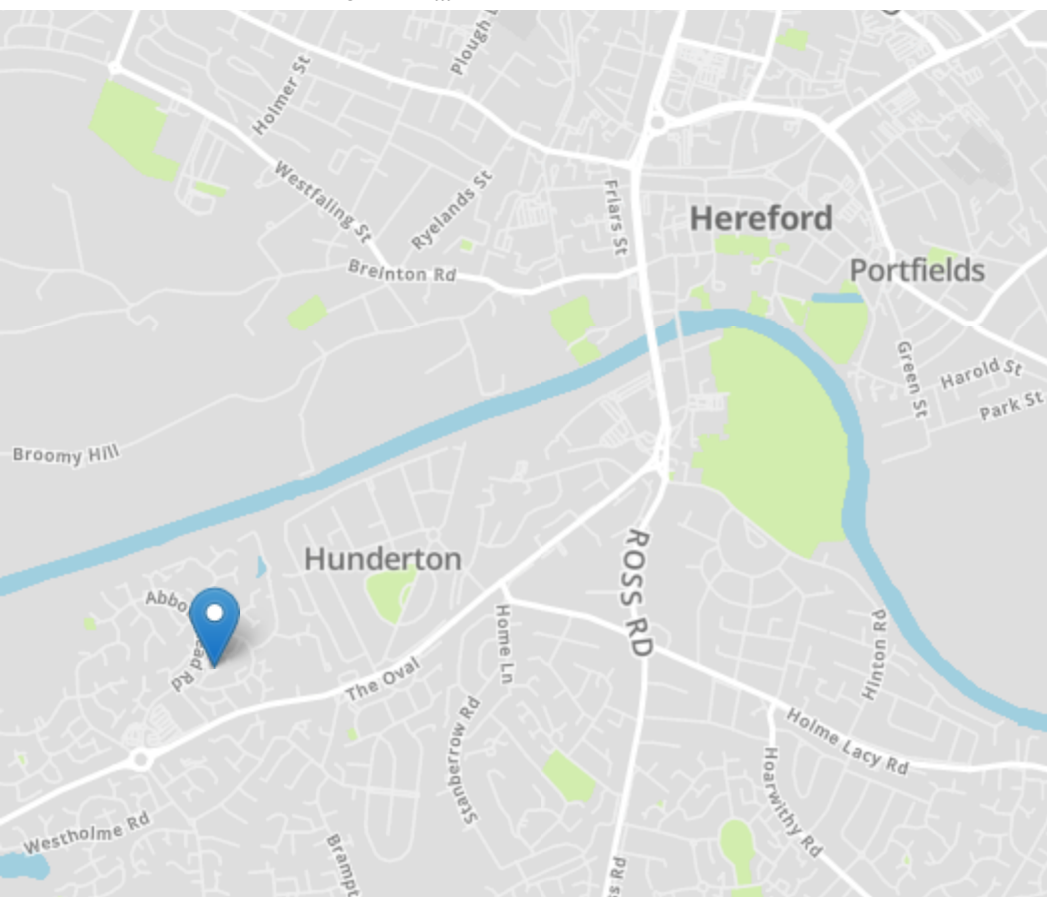
4 Chancel View
Belmont Hereford HR2 7XD

£265,950



DIRECTIONS

From Hereford City proceed south onto A49 and using the two right hand lanes proceed onto Belmont Road A465, after approximately 1.1 miles at the roundabout take the 4th exit onto Abbotsmead Road, at the next roundabout continue straight to stay on Abbotsmead Road, after 0.1 mile turn right onto Whitefriars Road, turn left onto Chancel View and the property can be found at the bottom of the cul-de-sac on the left hand side as indicated by the Agents For Sale board. For those who use 'What3'words'///stocks.vivd.ranked



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(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		72	

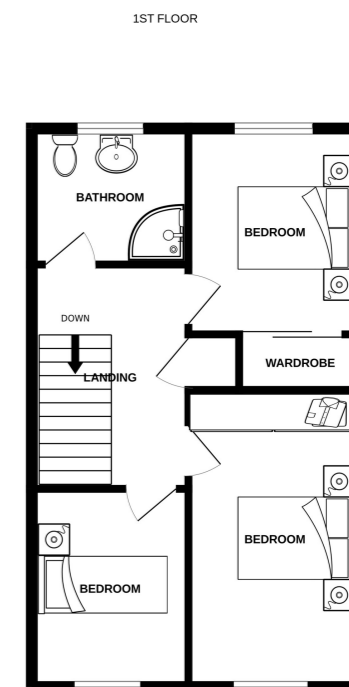
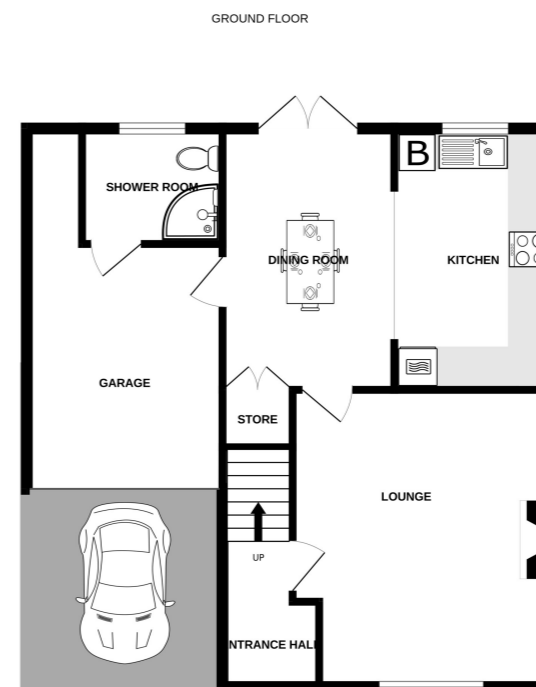
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• 3 bed detached modern property • Downstairs shower room • Gas central heating & double glazing

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Situated in a small cul-de-sac of just four properties this delightful three bedroom detached property offering gas central heating and double glazing, kitchen/dining, lounge, ground floor shower room and WC, three bedrooms to the first floor, shower room, garage, gardens and off road parking.

Situated within the popular Belmont area of Hereford and standing on the south-west fringe of the city the property is well-served by a number of amenities which can be found within the local area including; Tesco superstore with filling station, doctor's surgery, library and community centre as well as having a number of field and countryside walks and children's play parks. The city centre of Hereford boasts a wealth of shops, bars, restaurants and facilities including cinema, colleges, hospital and railway station.

In more detail the property comprises:
Double glazed door with obscured glass, at the front elevation, leads to:

Entrance Hall

With radiator, ceiling light point, electrical consumer unit/fuse board, telephone point, power point and wooden engineered flooring.

Door to:

Lounge

3.5m x 4.4m (11' 6" x 14' 5")

With radiator, double glazed window to the front elevation, coal effect gas fire, two wall light points, dimmer switch, ceiling light point, TV point, telephone point, and power points.

Door with integral glass leads to

Kitchen/Dining Room

3.5m x 2.5m (11' 6" x 8' 2")

Dining Area:

With double glazed front doors opening onto the rear garden, tiled floor, ceiling light post, 2 tower radiators, under stairs storage cupboard with carpet flooring and light.

2.2m x 3.1m (7' 3" x 10' 2")

Kitchen Area:

With wall mounted central heating boiler, double glazed window to the rear elevation, tiled floor continued from the dining area, fitted kitchen with Bosch chest height double oven, Bosch 4 ring gas hob, cooker hood, ceiling light point, and single bowl stainless steel sink and drainer with tap over.

From the dining area door leads to:

Garage

3.5m x 2.7m (11' 6" x 8' 10")

Having electric rolling door, power, lighting, tiled floor, and loft access.

Door leads to:

Shower Room

With double glazed window to rear elevation, lino flooring, tiled corner shower cubicle with electric shower, low flush WC, and ceiling light point.

From the entrance hall carpeted stairs lead to:

FIRST FLOOR

Landing

With ceiling light point, carpet flooring, loft access with drop down ladder, airing cupboard housing the immersion heater and with shelving.

Door to:

Bedroom 1

4.3m x 2.5m (14' 1" x 8' 2")

With carpet flooring, power points, telephone point, TV point, ceiling light point, radiator, and double glazed window to front elevation.

Bedroom 2

2.83m x 2.5m (9' 3" x 8' 2")

With fitted wardrobes with sliding mirrored doors, shelving and hanging rail, radiator, carpet flooring, ceiling light point and double glazed window to the rear elevation overlooking the rear garden.

Bedroom 3

2.8m x 2.0m (9' 2" x 6' 7")

With power points, telephone point, radiator, and double glazed window to the front elevation.

Shower Room

With wall light, ceiling light point, low flush WC, wash hand basin with mixer tap over, corner shower cubicle with electric shower unit and sliding glass door, radiator, shaver points and double glazed obscure glass window to rear elevation.

OUTSIDE

The front approach gives access to just four properties and to this property there is a tarmacadamed driveway that leads to the garage, and from here a wooden gate gives access, via a slabbed path, around the side to the rear of the property. At the rear there is a patio entertaining area which is the full width of the property and can also be accessed from the double glazed french doors. Beyond the patio there is a lawned area, with a brick wall and fencing surrounding the boundary, there is a beautiful selection of shrubs and flower dispersed in the garden which helps to maintain privacy. At on side there is a storage shed which has power and lighting.



At a glance...

- Lounge 3.5m x 4.4m (11' 6" x 14' 5")
- Dining Area 3.5m x 2.5m (11' 6" x 8' 2")
- Kitchen Area 2.2m x 3.1m (7' 3" x 10' 2")
- Garage 3.5m x 2.7m (11' 6" x 8' 10")
- Bedroom 1. 4.3m x 2.5m (14' 1" x 8' 2")
- Bedroom 2. 2.83m x 2.5m (9' 3" x 8' 2")
- Bedroom 3. 2.8m x 2.0m (9' 2" x 6' 7")

And there's more...

- Popular residential area
- Close to local amenities

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.