

FOR
SALE



141 Belmont Road, Hereford HR2 7JR

£299,500 - Freehold

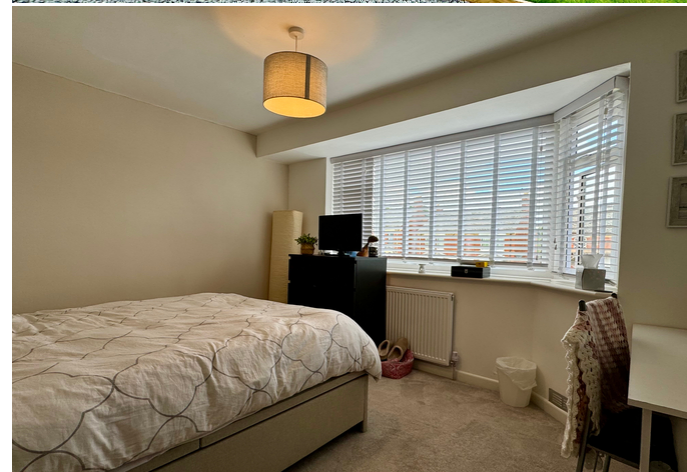
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated just a short distance from Hereford city centre, a 3-bedroom semi-detached house which has been modernised throughout and offering ideal family accommodation. The property benefits from gas central heating, 3 bedrooms, driveway parking, a good-size rear garden and we highly recommend a viewing of this property.

POINTS OF INTEREST

- *Semi-detached house*
- *Close to amenities*
- *Refurbished throughout*
- *3 bedrooms*
- *Ideal family accommodation*
- *Driveway parking*
- *Good-size garden*
- *Must be viewed*



ROOM DESCRIPTIONS

Recessed porch

Entrance door to

Entrance hall

Tiled floor, radiator, gas central heating thermostat, carpeted stairs leading up, ceiling light point, smoke alarm, useful understairs storage cupboard, electric underfloor heating, window, oak doors leading into the

Living room

Fitted carpet, bay window to front, radiator to the front, recessed spotlights, electric log-effect wood-burning-style stove with wooden mantle over, an opening into the

Kitchen/dining area

A modern fitted kitchen with matching wall and base units, solid oak worksurfaces, 4-ring induction hob with extractor over and splashback, integrated double oven, 1 1/2 bowl sink and drainer unit with mixer tap over, space for free-standing fridge-freezer, window to rear, recessed spotlights, smoke alarm, double-glazed door out to the rear garden, breakfast bar, radiator, recessed spotlights, electric underfloor heating, door to the

Utility area

Wooden flooring, space and plumbing for washing machine, space for tumble drier, windows and door leading out to the rear garden.

First floor landing

Fitted carpet, loft hatch, smoke alarm, window, radiator, oak doors leading in to

Bedroom 1

Fitted carpet, radiator, ceiling light point, bay window to front with fitted blinds.

Bedroom 2

Fitted carpet, radiator, window to rear with fitted blind.

Bedroom 3

Fitted carpet, radiator, window with fitted blind to the front aspect, built-in wardrobe cupboard with shelving and hanging rail.

Bathroom

3-piece suite comprising panelled bath with mains fitment rainfall showerhead over and tiled surround, vanity wash hand basin with storage under, low flush WC, heated towel rail, 2 windows, recessed spotlights, electric underfloor heating.

Outside

To the front aspect a tarmac driveway providing off-road parking for several vehicles with a low maintenance stone border with side access gate leading out to the rear garden.

To the rear a stone patio area perfect for entertaining with useful outside tap, there is a barked pathway leading to a larger barked area at the back with the remainder of the garden being laid to lawn with 4 raised planters, and the garden is enclosed by fencing. The garden is a particular feature of the property being a good-size rear garden.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

Viewing

By appointment through the Agent, Flint & Cook, 01432 355455.

Directions

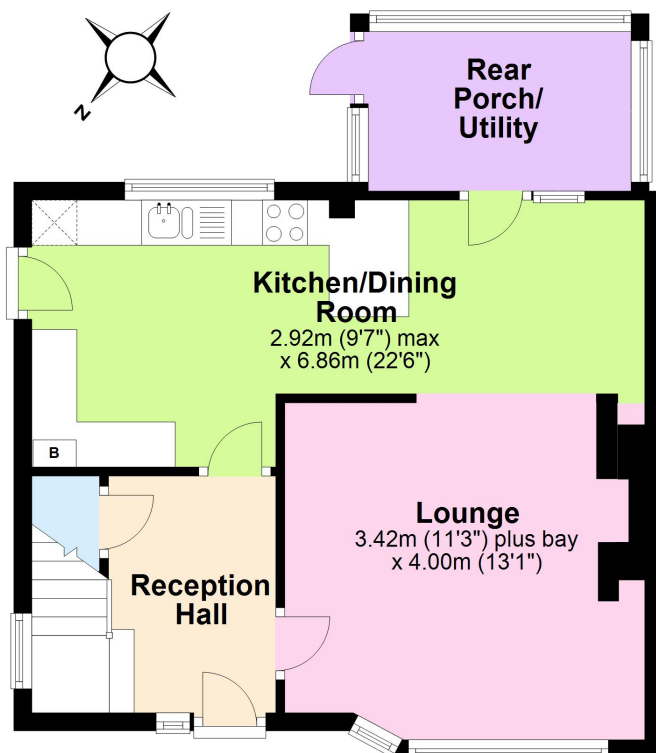
Proceed south out of Hereford over Greyfriars Bridge taking the 2nd exit onto Belmont Road heading past Farm Foods on the left then taking the next left-hand turn onto Walnut Tree Avenue and immediately taking the left-hand turn and the property is then situated on the right-hand side as indicated by the Agent's FOR SALE board.

Money laundering regulations

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

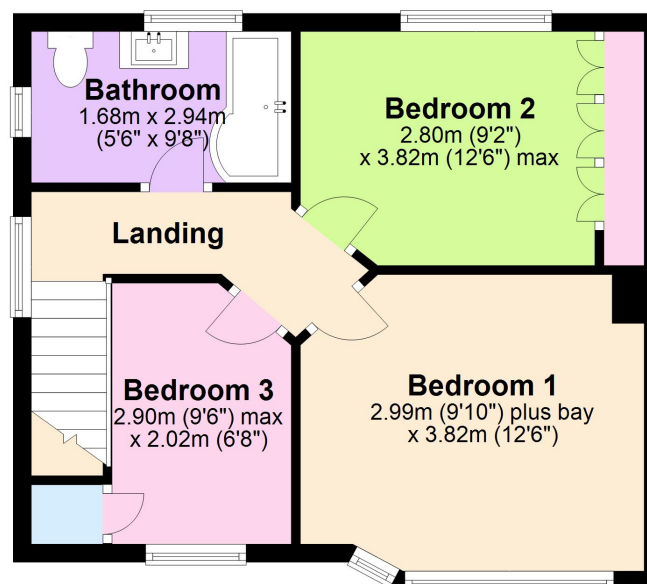
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 sq. feet)

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

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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		73
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive		