

FOR
SALE



4 Belvoir Court, Belmont, Hereford HR2 7SJ

£485,000 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful corner plot position in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, solar panels, double glazing, an excellent ground floor extension, a detached double garage, extensive rear garden running down to the banks of the river Wye and to fully appreciate the property we highly recommend an internal inspection.

POINTS OF INTEREST

- *Occupying a peaceful corner plot position*
- *4 Reception rooms*
- *Ideal family home*
- *Kitchen & utility*
- *Detached double garage*
- *Impressive detached house*
- *4 Bedrooms (1 en-suite)*
- *Extensive rear garden*
- *Gardens lead down to river Wye*
- *Must be viewed!*



ROOM DESCRIPTIONS

Reception Hall

Accessed via a canopied porch the spacious hall has a mat well, feature wood strip flooring, carpeted staircase to the first floor, under stair store cupboard and a radiator.

Study

With a radiator, double glazed window to the front aspect with Venetian blind, and wood strip flooring.

Ground Floor Cloakroom

With low flush WC, radiator, double glazed side window, wash hand basin with tiled splash back and wood strip flooring.

Lounge

With double glazed bay window to front aspect with Venetian blinds, feature fireplace with hearth, display mantle and built in gas coal effect fire, wood strip flooring, coved ceiling, central ceiling light point and fan and door through to the dining room.

Dining Room

With wood strip flooring, radiator, open plan access to the garden/family room and door to the fitted kitchen.

Kitchen

With 1 and 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces, tiled floor, radiator, space for an upright fridge/freezer, pull out pantry cupboard to either side, Kenwood range style gas cooker with a 5 ring hob, glass splashback and cooker hood over, space for a dishwasher and open plan access to the garden/ family room.

Garden/Family Room

Of UPVC and brick construction and impressisve light and airy room with a tiled floor radiator, 3 electric remote controlled opening roof lights, double doors to the rear patio and garden, radiator and a wall mounted electric heater.

Utility Room

Single sink and drainer unit with mixer tap over, wall and base cupboards, worksurfaces, wall mounted gas central heating boiler, tiled floor, radiator, partially double glazed door to the side passageway, space for a refrigerator and space and plumbing for a washing machine or tumble dryer.

First Floor Landing

With fitted carpet, access hatch to the loft sapce, a built in airing cupboard with shelf.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, space for wardrobes and door to the ensuite.

Ensuite Shower Room

With a corner shower cubicle with a glazed door, low flush WC, vanity wash hand basin with storage below and shaver socket over, tiled floor, double glazed window, spotlighting.

Bedroom 2

With fitted carpet, radiator, space for wardrobes and a double glazed window enjoying a fine outlook to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and space for wardrobes.

Bedroom 4

With fitted carpet, radiator, space for wardrobes and a double glazed window to the rear enjoying a pleasant outlook.

Bathroom

With a suite comprising a P shaped jacuzzi style bath with shower unit over and glazed screen, low flush WC, vanity wash hand basin with storage below and mirror fronted medicine cabinet and shaver socket over, tiled floor, ladder style radiator and double glazed window.

Outside

To the front of the property is an extensive driveway providing ample off road parking facilities with access to the detached double garage with twin up and over doors, power and light points, ample storgae space and personal door to the side.

There is side access to the rear garden which also has a water tap and a storage area.

The rear garden is mainly laid to lawn with a water feature, decked area and access to the feature extra garden which runs down to the banks of the river Wye.

Directions

Proceed south out of Hereford city on the Belmont Road (A465) take the 4th exit at the Tesco Roundabout onto Abbotsmead Road, continue straight across the first mini roundabout then right at the second mini roundabout into Belvoir Court

Agents Note

The property has the benefit of solar panels which can generate over £900 per annum and reduces electricy costs.

Services

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

Viewings

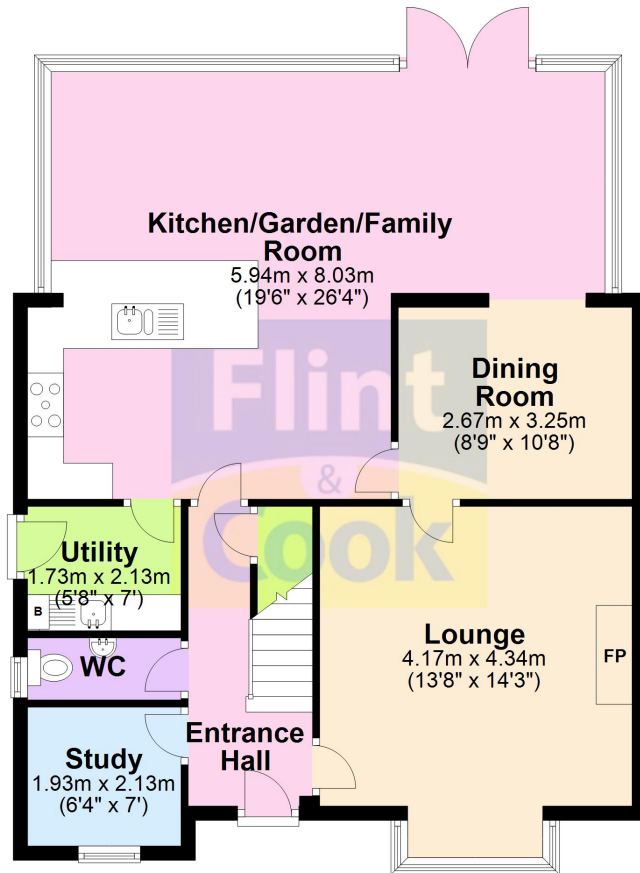
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

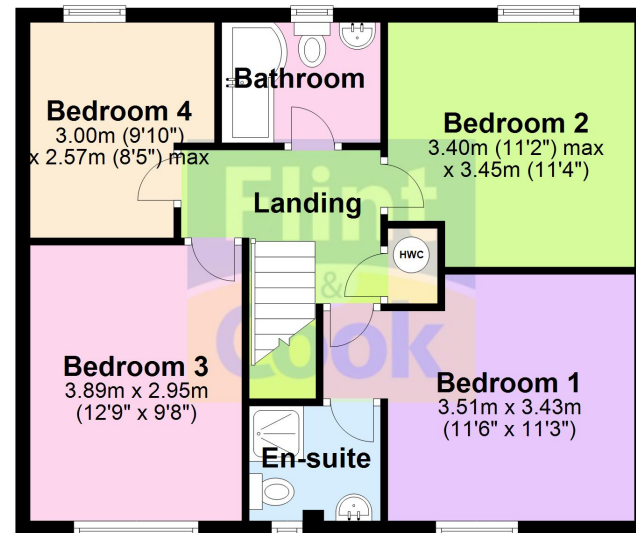
Ground Floor

Approx. 86.0 sq. metres (926.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



Total area: approx. 144.5 sq. metres (1555.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			