



## 1 MERRYHILL TERRACE

BELMONT, HEREFORD HR2 9RT

Asking Price £385,000  
FREEHOLD

Pleasantly situated in this popular semi-rural location, a superb 4 Bedroom older style semi-detached house offering ideal family accommodation. The property is beautifully presented throughout and has the added benefit of gas central heating, double glazing, superb Open Plan Dining/Family Room, modern Kitchen and Bathrooms, extensive rear garden, ample parking and Garage. To fully appreciate this property we strongly recommend an internal inspection. Hereford city centre is within easy driving distance but there is also a range of amenities nearby including Tesco supermarket, doctors' surgery, countryside walks and Belmont Park.



# 1 MERRYHILL TERRACE

- Popular semi-rural location • Impressive 4 Bedroom older style semi-detached house • Superb Open Plan Dining/Family Room • Extensive rear garden • Beautifully presented throughout • Must be viewed



In more detail the impressive accommodation comprises

Feature entrance door through to

## Entrance Porch

With tiled floor, ample storage space, electric light and door to

## Reception Hall

With quarry tiled floor, stairs to the first floor, useful understairs store cupboard, radiator and partially glazed panelled door to

## Lounge

With fitted carpet, radiator, ornamental fireplace and double glazed window to the front aspect with blind enjoying a pleasant outlook.

## Superb Open Plan Dining/Family Room

With wood strip flooring, ornamental fire surround, corner store cupboard, two radiators, double glazed windows, recessed spotlighting, large central dome/roof light providing ample natural light, large walk-in store cupboard with shelving and double glazed double French doors with blinds opening onto the rear patio and garden.

## Kitchen/Breakfast Room

With extensive range of wall and base cupboards, ample solid wood work surfaces with splashbacks, tiled floor, space for breakfast table, radiator, double glazed window to the side enjoying fine views, range of built-in appliances including double oven, induction hob with

splashback and cook hood over, dishwasher and fridge-freezer, Butler style sink with mixer tap over, plate rack, pull-out pantry style cupboard with shelving, central lighting, radiator and double glazed double French doors with blinds opening onto the rear patio and garden.

## First Floor Landing

With door to

## Bedroom 1

With double radiator, double glazed windows to the side and rear aspects enjoying fine outlook with blinds, ample space for bed and further furniture and door to

## Ensuite Shower Room

With corner shower cubicle with glazed door, vanity wash hand basin with storage below, splashback and mirror over, low flush WC, tiled floor, ladder style towel rail/radiator and recessed spotlighting.

## Bedroom 2

With double radiator, double glazed window to the front aspect enjoying a pleasant outlook and extensive range of built-in wardrobes.

## Bedroom 3

With radiator, double glazed window to the rear and built-in double wardrobe.

## Bedroom 4

With exposed floorboards, radiator and double glazed window to the front aspect with blind enjoying a pleasant outlook.

### Main Bathroom

With white suite comprising roll top clawfoot antique style bath with handheld shower attachment, pedestal wash hand basin with mirror above, low flush WC, radiator, tiled floor, towel rail, double glazed window to the rear, useful store cupboard with shelving and access hatch to loft space.

### Outside

To the front of the property there is a large tarmacadam driveway providing ample off-road parking space and access to

GARAGE with roller door, power and light points and ample storage space.

To the immediate rear of the property there is an extensive paved and decked area providing the perfect entertaining space and leads on to the large rear garden which is laid to lawn and well enclosed by fencing and hedging for privacy with flowers and shrubs, variety of trees, children's play area in one corner and useful rear gate allowing off-road parking and potential space for campervan or trailer if required. There is also side access, outside tap, outside light and further central decked area, perfect for sun loungers.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city centre on the A465 Abergavenny Road. After crossing over the Tesco roundabout take the next turning on your left and Number 1 Merryhill Terrace can be found on the left hand side after approximately 600 yards.

### Viewing

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

### Opening Hours - Hereford

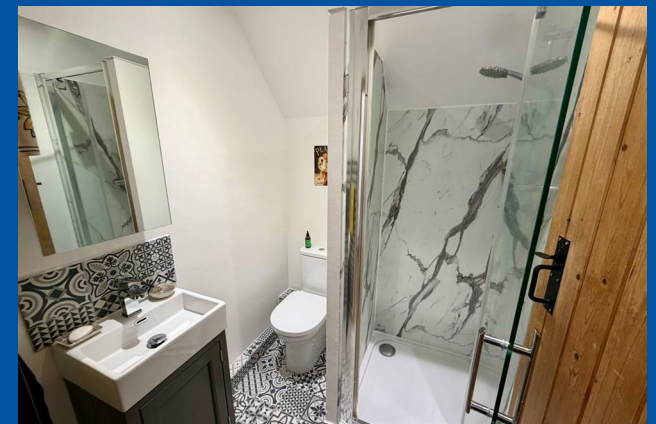
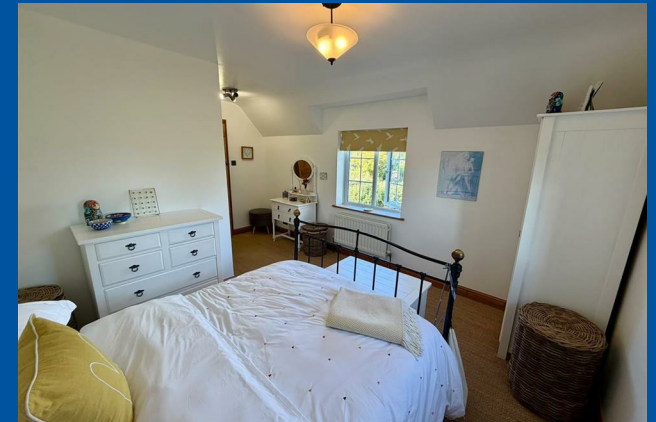
Monday - Friday 9.00 am - 5.30 pm

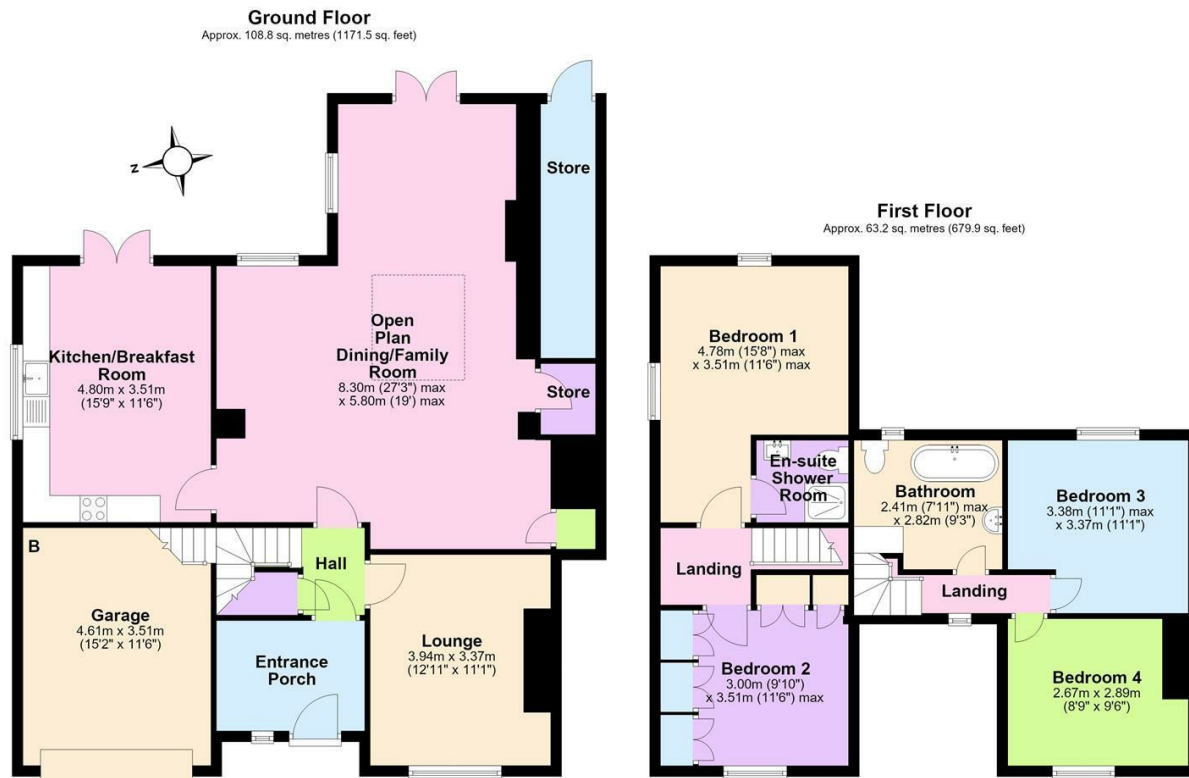
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

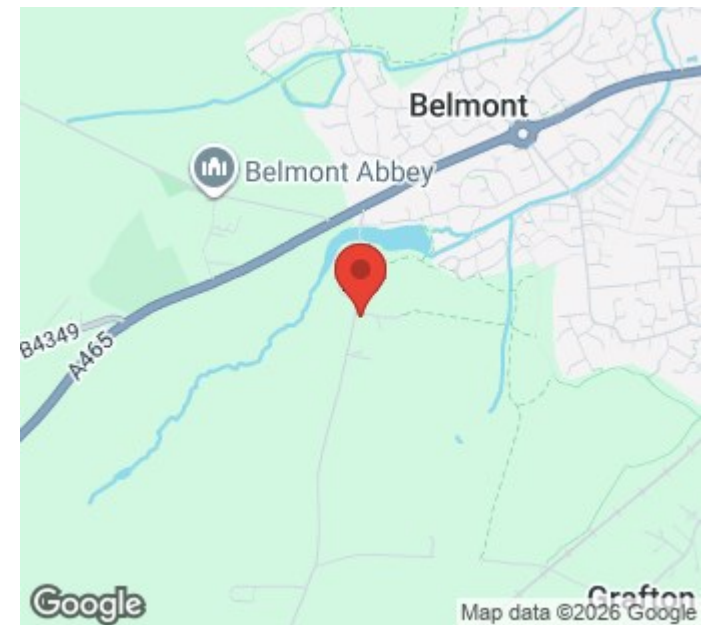
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1 Merryhill Terrace, Haywood Lane, Belmont, Hereford

**EPC Rating: C Hereford Council Tax Band: C**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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