50 BELMONT ROAD

HEREFORD HR2 7JW

Asking Price £210,000

FREEHOLD

Situated in this convenient residential location just a short distance from the City Centre is this spacious two bedroom semi detached house offering ideal first time buyer accommodation. The property which benefits from two reception rooms, two double bedrooms, off road parking and an enclosed low maintenance rear garden. A viewing is highly recommended.

Flint & Cook

50 BELMONT ROAD

• Semi detached house • Two double bedrooms • Covenient location a short walk from the City Centre • Ideal first time buyer accommodation • Enclosed low maintenance garden & parking • Must be viewed!

Ground floor

With entrance door leading into the

Entrance hall

With ceiling light point, wood effect flooring, space for coats and shoes and a door leading into the

Dining room

With wood effect flooring, radiator, ceiling light point, wall light, dual aspect double glazed windows to the front and rear aspects, carpeted stairs leading up with useful under stair storage space and doors leading into the

Kitchen

Fitted with matching wall and base units, ample workspaces over, stainless steel 1 1/2 bowl sink and drainer unit, four ring electric hob with oven below and extractor over, under counter space for washing machine, space for a freestanding fridge/freezer, radiator, dual aspect double glazed windows to the side and front and double glazed door leading out to the rear garden.

Living room

With wood effect flooring, two ceiling light points, dual aspect double glazed windows to the rear and side, two radiators and feature fireplace.

First floor landing

With fitted carpet, ceiling light point, exposed beams, double glazed window, large airing cupboard and doors leading into

Bedroom one

With fitted carpet, radiator, ceiling light point and fan, dual aspect double glazed windows to the side and rear aspects, built in wardrobes.

Bedroom two

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows to the front and rear aspect, large built in wardrobe.

Bathroom

Fitted with a large panelled bath with electric shower over and panelled surround, pedestal wash hand basin, radiator, ceiling light point and double glazed window.

Toilet

With low flush w/c, radiator, ceiling light point and double glazed window.

Outside

To the rear a good sized low maintenance garden laid to patio with steps leading to a raised decked area, a further patio area and an area of stone, there is a rear access gate leading to the rear where the property benefits from off road parking.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

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

Directions

From Hereford City Centre proceed south of the river heading over Greyfriars Bridge, at the round about take the second exit onto Belmont Road and immediately take the first exit right onto Belmont Avenue, take the first exit left into Belmont Court and proceed through the middle of the two sets of houses to the rear of no.50 Belmont Road. To access from the front, proceed straight up Belmont Road from the roundabout and the property is situated on the right hand side as indicated by the agents for sale board.

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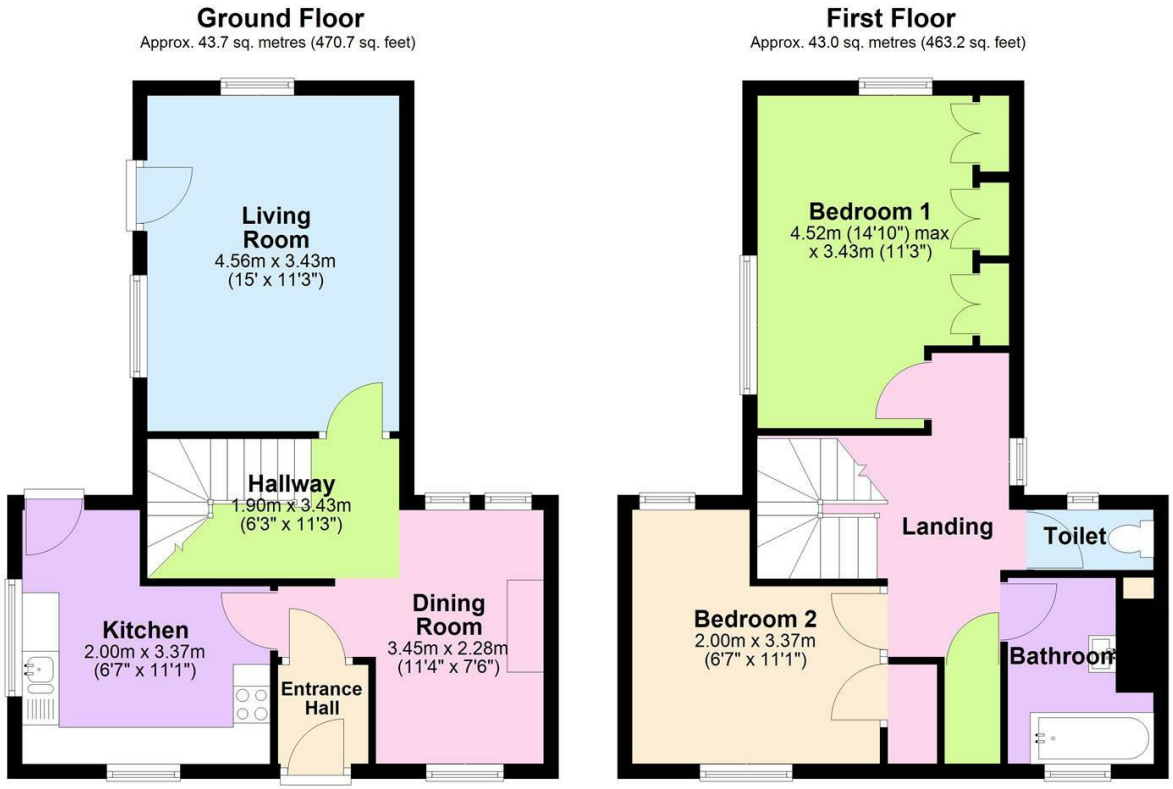
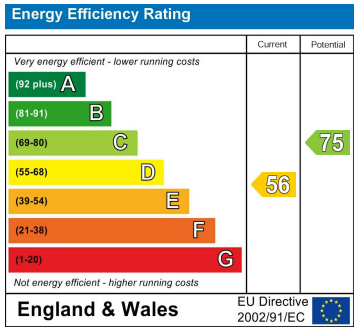


Total area: approx. 86.8 sq. metres (933.9 sq. feet)



EPC Rating: D Hereford Council Tax Band: A

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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