





3 FARRINGDON AVENUE

BELMONT, HEREFORD HR2 7ZH

Asking Price £295,000

FREEHOLD

Situated in this popular residential location south of Hereford City, a well-presented three-bedroom detached home offering spacious and versatile accommodation, including a lounge, modern kitchen/breakfast room, separate dining room, downstairs cloakroom, principal bedroom with en-suite and family shower room. Outside, the property benefits from a generous enclosed rear garden with covered pergola, patio areas and lawn, together with off-road parking. Ideal for first time buyers/family living and being sold with the benefit of no onward chain. A viewing is highly recommended.

Flint & Cook

3 FARRINGDON AVENUE

• Popular residential location • Modern detached house • Three bedrooms, en-suite and downstairs cloakroom • Sold with no onward chain • Two receptions & kitchen/breakfast • Driveway & enclosed garden





Ground Floor

Canopy entrance leading through into the

Entrance Hall

With wood flooring, ceiling light point, wall-mounted fuse box, radiator and carpeted staircase leading to the first floor. Doors provide access to the ground-floor accommodation.

Cloakroom

Fitted with a low-level WC, wash hand basin with tiled splashback, radiator and double-glazed window to the front aspect.

Lounge

A spacious and inviting reception room featuring wood flooring, a double-glazed window overlooking the front of the property, radiator and central ceiling light point. A door leads through to the kitchen/breakfast room.

Kitchen/Breakfast Room

A modern and well-appointed kitchen fitted with a range of matching wall and base units, ample work surface space, ceramic sink and drainer unit, four-ring gas hob with integrated NEFF electric oven beneath and microwave.

There is under-counter space and plumbing for a dishwasher and washing machine, together with space for a freestanding fridge/freezer.

Further features include a wall-mounted gas central heating boiler, double-glazed window overlooking the rear garden and double-glazed sliding patio doors providing direct access to the outside seating area.

A useful understairs storage cupboard provides additional storage, whilst an opening leads through to the:

Dining Room

A versatile additional reception room, ideal for formal dining or family use, featuring laminate flooring, recessed ceiling spotlights, radiator and double-glazed windows to both the front and rear aspects, allowing plenty of natural light.

First Floor Landing

With fitted carpet, ceiling light point, loft access hatch and double-glazed window to the side aspect.

There is a useful airing cupboard housing the hot water cylinder with fitted shelving, together with an additional storage cupboard positioned over the stairwell, also benefiting from fitted shelving.

Doors lead to the following accommodation:

Main Bedroom with En-suite

A well-proportioned principal double bedroom featuring fitted carpet, decorative panelled wall, central ceiling light point, radiator and double-glazed window overlooking the front aspect. The room further benefits from a fitted double wardrobe and access to its own:

En-Suite Shower Room fitted with a modern suite comprising a walk-in shower enclosure with panelled surround and mains-fed rainfall shower, wash hand basin with useful storage beneath and panelled splashback, and low-level WC.Additional features include fitted storage, wall-mounted mirrored storage cabinet, chrome heated towel rail, double-glazed window and ceiling light point.

Bedroom Two

A second spacious double bedroom enjoying views over the rear garden through a double-glazed window. The room benefits from fitted carpet, radiator, central ceiling light point and a fitted single wardrobe.

Bedroom Three

With fitted carpet, radiator, ceiling light point and

double-glazed window overlooking the front aspect. An ideal third bedroom, nursery or home office.

Shower Room

Fitted with a suite comprising a corner walk-in shower enclosure with tiled surround and mains-fed shower, low-level WC and pedestal wash hand basin. Further features include a tiled floor, chrome heated towel rail, ceiling light point and double-glazed window.

Outside

Front Garden & Driveway

The property is approached via a dropped kerb providing access to a tarmacadam driveway offering off-road parking. An attractive wrought-iron gate opens onto a paved front patio area, enclosed by fencing and decorative iron railings, with a pathway leading to the covered entrance porch. Side access provides a convenient route through to the rear garden.

Rear Garden

To the rear of the property is a good-sized, enclosed garden, thoughtfully arranged to provide a combination of lawned areas, established planting and attractive outdoor seating spaces. Immediately adjoining the property is a paved patio with a covered pergola, providing an ideal space for outdoor dining, entertaining and relaxation. Beyond the patio is a generous lawn bordered by an attractive variety of ornamental plants and shrubs, with a further paved seating area positioned towards the rear of the garden. An access gate leads to an additional paved area with a greenhouse and useful plastic storage shed, offering practical space for gardening and storage.

The garden is enclosed by fencing, providing a good degree of privacy, whilst a side access gate and outside water tap add further convenience.

Directions

From the Flint & Cook office in Broad Street, proceed south through the city centre, continuing over Greyfriars Bridge onto Belmont Road (A465). Continue along Belmont Road, passing the Tesco supermarket and proceed to the roundabout. Take the third exit onto Northolme Road and continue to the next roundabout, taking the third exit into Grantham Close. Take the first right into Farringdon Avenue, where the property can be found as indicated by the Agent's For Sale board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

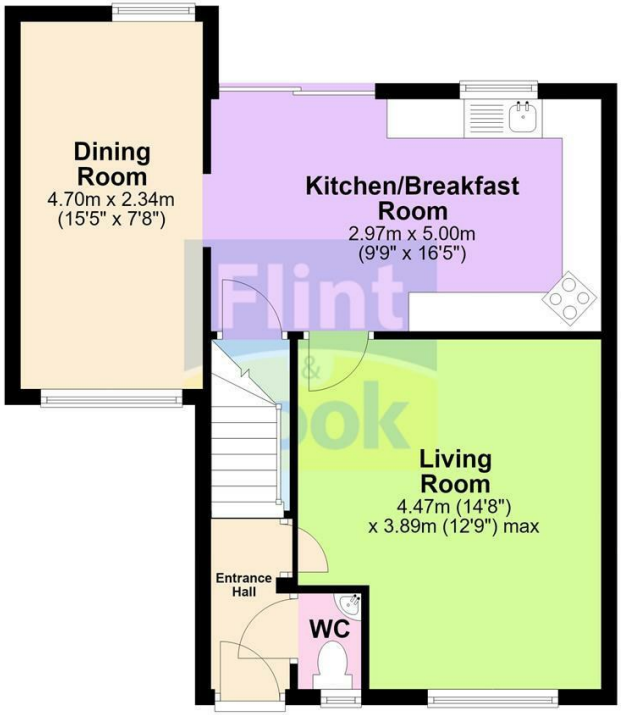
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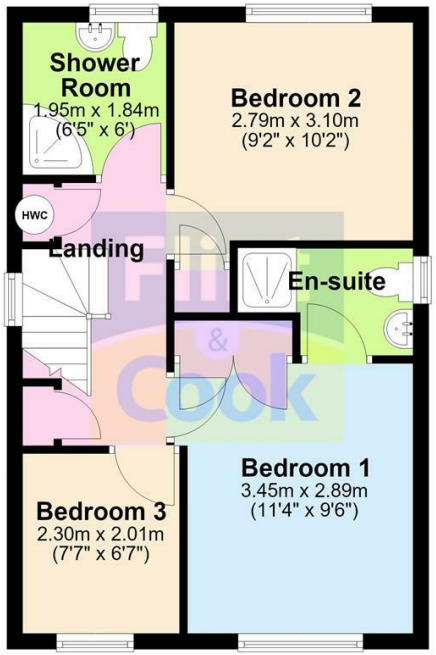




Ground Floor
Approx. 48.8 sq. metres (524.9 sq. feet)

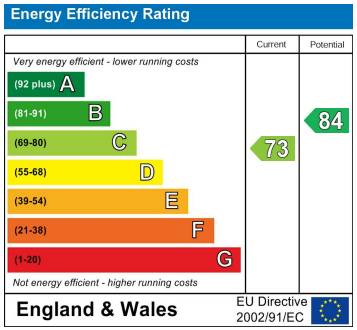


First Floor
Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 87.9 sq. metres (946.3 sq. feet)





EPC Rating: C Hereford Council Tax Band: D

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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