

FOR
SALE



23 Mulberry Close, Belmont, Hereford HR2 7UT

£229,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a well maintained 3 bedroom end house offering ideal first time buyer accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, newly installed double glazed windows, single garage, downstairs cloakroom and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is also a range of amenities nearby including primary and secondary schools, Tesco supermarket, doctors surgery, countryside walks and daily bus services.

POINTS OF INTEREST

- *Well maintained 3 bedroom house*
- *Southern outskirts of the City*
- *Close to local amenities*
- *Downstairs cloakroom*
- *Gas central heating & double glazing*
- *Single garage & driveway*
- *Ideal for first time buyers*
- *No onward chain*



ROOM DESCRIPTIONS

Partially glazed double-glazed entrance door through to the

Reception Hall

Tiled floor, radiator, coat-hooks and door to the

Downstairs Cloakroom

Low flush WC, wash hand-basin, radiator, tiled floor, partially tiled wall surround and window.

Lounge

Fitted carpet, 2 radiators, carpeted staircase to the first floor, window to the front aspect, central heating thermostat and door to the

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, space for cooker with splashback and cooker hood over, space and plumbing for washing machine, window overlooking the rear garden, central spotlighting, wall mounted gas central heating boiler, double radiator, tiled floor, space for upright fridge/freezer, understairs store cupboard, space for dining table and door to the rear patio and garden.

First floor landing

Fitted carpet, access hatch to loft space, built-in airing cupboard.

Bedroom 1

Fitted carpet, radiator, window to the front aspect and 2 built-in double wardrobes with hanging rail and shelving.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, window to the rear.

Bedroom 3

Fitted carpet, radiator, window to the front aspect and built-in single wardrobe with folding door.

Bathroom

Newly fitted suite comprising bath with twin showerhead over, panelled walls, glazed screen, vanity wash hand-basin with storage below, low flush WC, vinyl flooring, ladder style towel rail/radiator, window with roller blind.

Outside

To the front of the property a driveway providing off-road parking for 1 vehicle leads up to the GARAGE with up-and-over door. Steps with a handrail then lead up to the front door with a lawned garden to the side. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space, which then leads onto the main garden which is laid to lawn and enclosed by fencing and walling to maintain privacy. Outside power point. There is also a useful outside tap and side access gate to the rear.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1948.07

Water and drainage - rates are payable/metered supply.

Money laundering regulations

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

Viewing

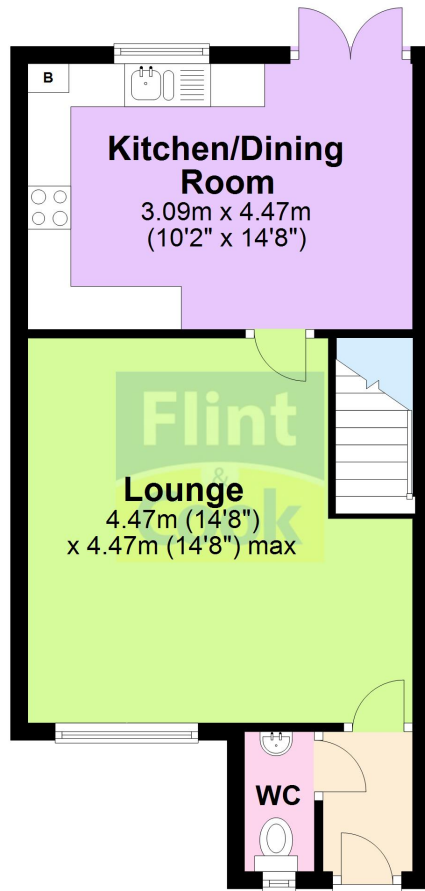
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - loud.chin.tinsel

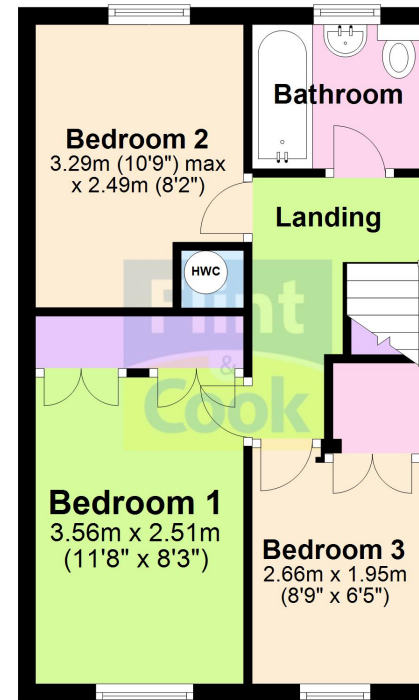
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		