

FOR
SALE



7 Fountains Close, Belmont, Hereford HR2 7XY

£349,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented 4 bedroom detached property offering ideal family accommodation with the added benefit of gas central heating, double glazing, driveway parking and garage. Hereford City centre is within easy reach, and there is also a range of amenities nearby including shop, takeaways, supermarket, countryside walks, primary and secondary schools, and daily bus services. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Popular residential location*
- *4 Bedrooms*
- *Downstairs WC*
- *Well presented throughout*
- *Gas central heating & double glazing*
- *Garage & driveway parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With entrance door into the

Entrance Hallway

Wooden flooring, radiator, carpeted stairs leading to the first floor, fuseboard, coving, useful understairs storage cupboard, gas central heating thermostat and doors to

Living Room

Wooden flooring, 2 radiators, window and bay window to front aspect, feature gas fireplace and coving.

Downstairs WC

Wooden flooring, low flush WC, wash hand-basin, recessed spotlighting, opaque window, radiator.

Kitchen/Breakfast Room

Fitted with matching wall and base units with ample worksurfaces, stainless steel sink and drainer, under-counter space for dishwasher and washing machine, space for free-standing fridge/freezer, integrated electric oven, gas hob with extractor over, breakfast bar, additional worksurface with space below for tumble dryer, 2 radiators, smoke alarm, tiled floor, cupboard housing the gas central heating boiler and opening into the

Dining Room

Tiled floor, window and sliding doors leading out to the rear garden.

First floor landing

Fitted carpet, loft hatch, smoke alarm, useful storage cupboard and doors to

Master Bedroom

Fitted carpet, radiator, window to the rear aspect, built-in fitted wardrobes and door to the EN-SUITE SHOWER ROOM with shower cubicle and electric shower over, low flush WC, pedestal wash hand-basin, heated towel rail, tiled floor, tiled surrounds and opaque window.

Bedroom 2

Fitted carpet, radiator, window to the front aspect and useful overstairs storage cupboard.

Bedroom 3

Fitted carpet, radiator, window to the rear aspect and useful built-in wardrobe cupboard with bi-folding door.

Bedroom 4/Study

Fitted carpet, radiator and window to the front aspect. This room is currently used as a study.

Bathroom

Suite comprising bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, radiator, tiled floor, tiled surrounds, opaque window.

Outside

To the front of the property there is a driveway with parking for several vehicles leading to the front door and to the GARAGE with up-and-over door, lighting and power. To the front there is also a large area of lawn with a range of plants, shrubs and hedging. To the rear there is a decked area - perfect for entertaining with the remainder of the garden laid to lawn and bordered by plants and shrubs and all enclosed by brick walling with a side access gate.

Services

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

Outgoings

Council tax band D - payable 2023/24 £2191.58

Water and drainage - 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.

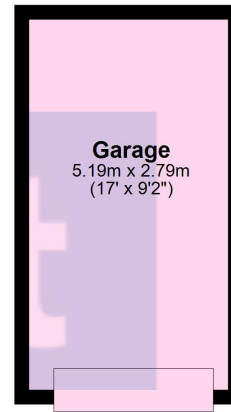
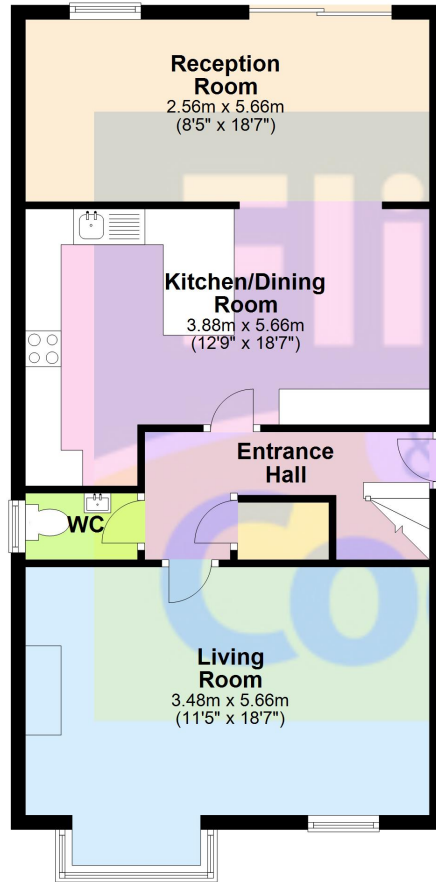
Viewing

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

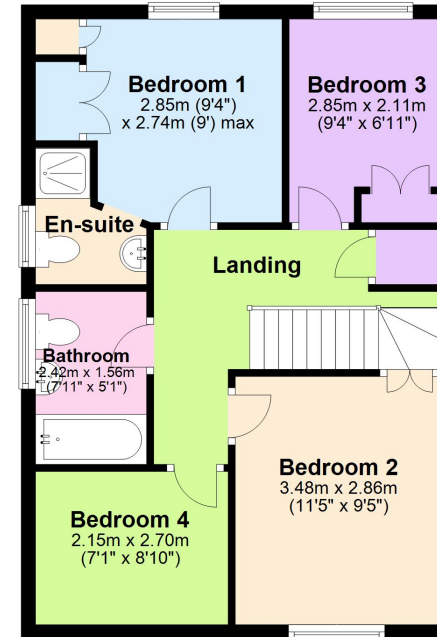
Directions

What3words - broad.cover.good

Ground Floor
Approx. 78.1 sq. metres (840.3 sq. feet)



First Floor
Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 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
(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			