

G HERBERT BANKS

EST. 1898

**Flaxley Drive, Belmont,
Hereford, HR2 7XQ**



End of terrace attractive house with three bedrooms, all with black out shutters, open plan living and dining room with new carpets, good sized enclosed rear garden, gas central heating, kitchen with cooker, double glazing, bathroom with electric shower over bath, useful attached greenhouse, car port and long driveway.

Available now.

£990 pcm

Tenancy damage deposit on moving in £1140, in total. (Initial holding deposit £150).

STRICTLY NO PETS. Council Tax band C. EPC C72. References and credit searches required.

Initial contract for six months however likely to be available long term.



RESIDENTIAL • AGRICULTURAL • COMMERCIAL

Chartered Surveyors & Estate Agents

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Directions:

Follow the Belmont Road (A465) and on reaching the large roundabout take the 4th exit, at the mini roundabout go straight over, take the first right turning then the 3rd right turning into Flaxley Drive where the property is towards the bottom of the cul-de-sac on the right.

VIEWINGS

For all viewings please contact agent@gatley.biz

What's App messages 07746 637991 (No calls please)

Porch

With double glazed entrance door and timber glazed internal door, double glazed window and coat hooks.

Lounge 4.33m x 4.16m (14ft 2" x 13ft 7")

Double glazed bay window to the front, brand new carpet, radiator, blinds and curtains, telephone point, small built in cupboard and open plan to the:

**Dining Room** 3.21m x 21.8m (10ft 6" x 7ft 1")

With brand new carpet, double glazed patio doors, blinds and curtains, radiator and open archway to the:



Kitchen 3.2m x 1.9m (10ft 6" x 6ft 2")

Fully fitted with units including new extractor hood and electric cooker. Laminate floor, roller blind, plumbing for a washing machine and dishwasher. Double glazed window overlooking the garden.



Rear glazed porch/greenhouse 2.5m x 2.4m (8ft 2" x 7ft 10")

With ceramic tiled floor, light and power point, fan heater and sliding doors to the garden.



From the lounge an open tread staircase with brand new carpet leading to the landing with all new doors, airing cupboard with radiator and boiler, loft hatch with drop down ladder and light.

Bedroom 1 3.56m x 2.56m (11ft 8" x 8ft 4")

Double sized room with radiator, double built in mirror fronted wardrobe, double glazed window to the front, black out shutters, blind and curtains.



Bedroom 2 2.29m x 2.03m (7ft 6" x 6ft 8")

Single bedroom with radiator and double glazed window giving a view over the rear garden. Radiator, black out shutter and curtains.

Bedroom 3 2.88m x 1.80m (9ft 5" x 5ft 10")

A further single room with radiator and double glazed window giving a view over the rear garden. Radiator, black out shutter and curtains.

Bathroom 2.26m x 1.97m (7ft 4" x 6ft 1")

Modern white suite with bath with electric shower over, w.c. and hand basin. Radiator, ceramic tiled floor and obscure double glazed window.



External

Tarmac driveway with parking for several vehicles and large useful car port 5m x 2.5m.

The front garden is laid mainly to lawn.

The rear garden is fully enclosed by 6ft fencing and is a particular feature being a good sized and laid predominantly to lawn with a large L shaped patio (7m x 5m), shed, water butt, outside tap and external light. Access gate to the car port.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

None of these details contained in these particulars are to be relied upon as statements or representation of facts. These particulars are not an offer or contract or part of one. Room measurements are approximate only.