

COBB
AMOS



9 Wenlock Close, Belmont, Hereford, HR2 7UZ

£215,000

This is an easy to maintain, lovely detached family home adjoining open countryside. Quietly located on the outskirts of Belmont just 1.5 miles south of Hereford City. With the benefits of gas heating, double glazing, a single garage and a good size conservatory with views overlooking Belmont Abbey and the Black Mountains. NO CHAIN.



Introduction

A well presented three bedroom family home with spacious accommodation comprising: entrance hall, living room, kitchen / dining room, conservatory, utility, cloakroom, 3 bedrooms and a family bathroom. With garage, off road parking, private gardens overlooking fields beyond and sold with NO ONWARD CHAIN.

Property description

The property is accessed via a part glazed PVCu entrance door into the hall which has stairs to the first floor and oak flooring which continues through to the living room and dining room. A door to the left leads to the living room with bow window to the front and a coal effect gas fire with marble inset and hearth creating a focal point for the room. The kitchen / dining room is a large room split into defined areas. The kitchen has fitted units, an electric oven, gas hob with extractor, space for a fridge, window to the rear and the dining area has doors leading to the conservatory which is glazed to three aspects, has tiled flooring and a door to the rear garden. Leading off the kitchen is a useful utility room with space and plumbing for washing machine, door and window to rear garden and doors to the garage and downstairs cloakroom.

To the first floor; bedroom 1 is a double sized room with a large window to the front and the benefit of an ensuite shower room which is fitted with a three piece white suite to include a shower cubicle. Bedroom 2 is a double sized room with a window to the rear which fully appreciates the views over the fields and Belmont Abbey. Bedroom 3 is a single room with a window to the front and the family bathroom is fitted with a three piece white suite to include a panelled bath with shower attachment.

Garage

With up and over door, gas heating boiler, door to utility.

Gardens and parking

The property is approached via a tarmac drive providing off road parking and access to the garage and front door. The front garden has mature shrubs and flower beds.

The rear garden is a wonderful attribute to the property. With a lovely patio, perfect for outdoor dining and a relaxing sun trap on a summer's day, a lawn with flowering borders and enjoys wonderful views over the adjoining open fields.

Location

Located 1.5 miles south of the city centre of Hereford. There is easy access to countryside walks. A wider range of amenities can be found in the city centre itself, including primary and secondary schools, colleges, range of shops, cinema and restaurants. There are a good range of local amenities including Tesco's, a library, pharmacy, garage, doctor's surgery and bus service.

Services

All mains services are connected to the property. Herefordshire Council Tax Band D.

Directions

From Hereford City centre proceed south on the Belmont road A465 at the Tesco roundabout take the third exit onto Northolme Road. Take the first left into Stanbrook Road and second left into Oulton Avenue follow the road around, take the left hand turn into Wenlock close and the property is on your left hand side as indicated by the Agents For Sale board.

Energy Performance Graphs

Awaiting Energy Performance Certificate



THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

£215,000

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Belmont
Hereford
HR2 7UZ

Summary

- Detached family home
- Adjoining open fields
- 3 Bedrooms, 1 ensuite
- Garage, off road parking
- Beautifully presented garden
- Good size conservatory

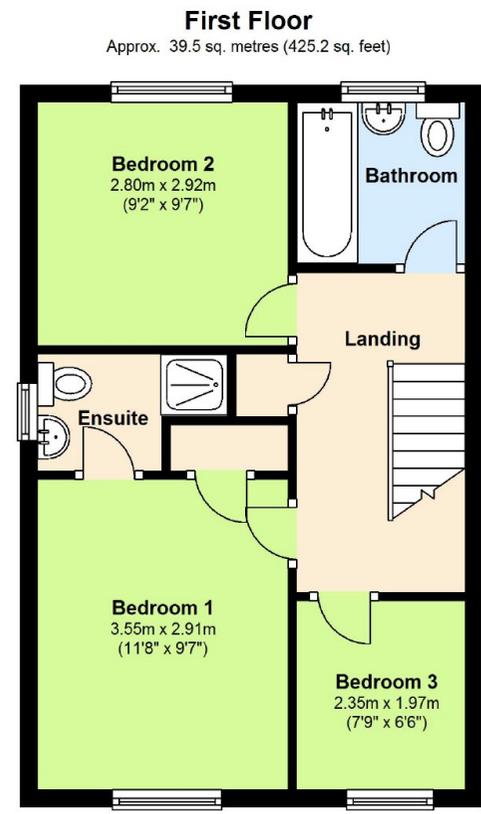
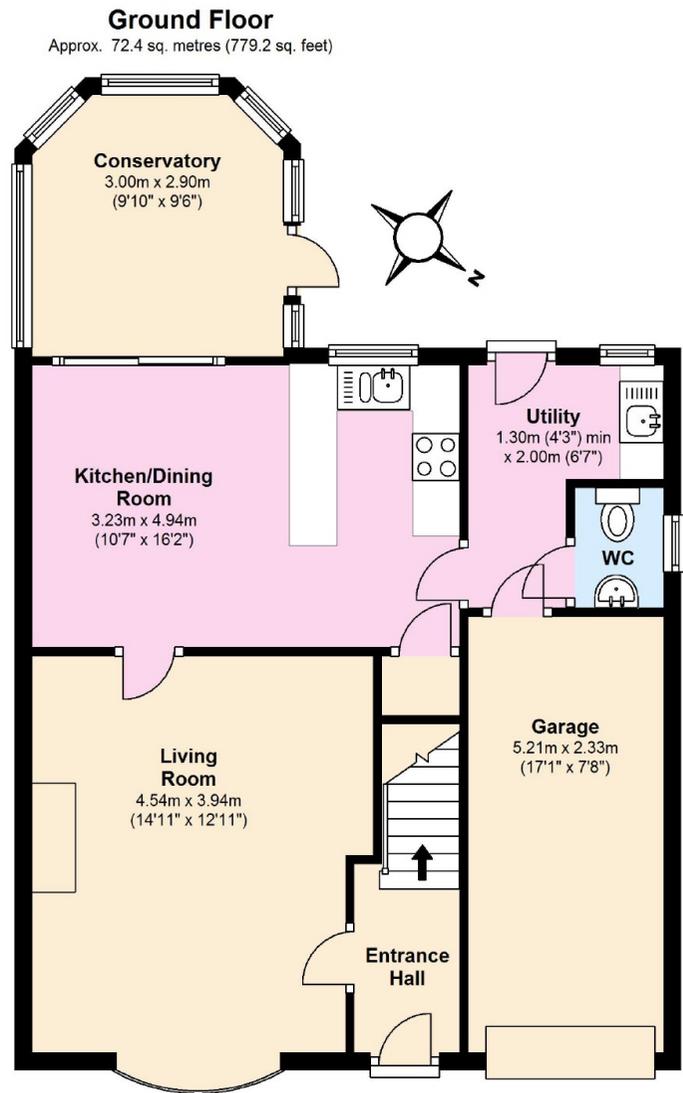
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Total area: approx. 111.9 sq. metres (1204.4 sq. feet)