



**11 ROMSEY DRIVE  
BELMONT, HEREFORD HR2 7YH**

**£159,995  
FREEHOLD**

Peacefully situated in this popular residential location, a well maintained 1 bedroom end of terrace 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, double glazing, off road parking, private rear garden and we recommend an internal inspection.

**Flint  
&  
Cook**

# 11 ROMSEY DRIVE

- Lounge, kitchen & conservatory • Private rear garden
- Ideal for first time buyers • 1 bedroom end-terraced house
- Popular residential location
- No Onward Chain



## Full Description

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## Entrance Porch

With an updated entrance door, meter cupboard, electric light, coathooks, storage space, double glazed window and partially double glazed entrance door through to the

## Lounge

With feature flooring, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling, carpeted staircase to the first floor, fire surround with hearth and gas connection point, central heating thermostat and glazed panelled door to the

## Conservatory

A brick and aluminium double glazed construction with feature flooring, vertical blinds, opening windows, water tap, electric light point and a single door to the rear garden.

## Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splash backs, feature flooring, radiator, coved ceiling,

built in oven and 4 ring gas hob with cooker hood over, space and plumbing for automatic washing machine, space for tumble drier and upright fridge/freezer, glazed panelled door to the

## First Floor Landing

With fitted carpet, radiator and door to

## Directions

Proceed south out of Hereford city centre on the A465 (Belmont Road), at the roundabout take the 4th exit onto Abbotsmead Road, then 2nd left into Romsey Drive.

## Money Laundering Regulations

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

## Outgoings

Council tax band B - £1,786.07 payable for 2024/2025 Water and drainage rates are payable.

## Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

## Bedroom

With fitted carpet, radiator, double glazed window to the front aspect with roller blind, a range of fitted wardrobes, access hatch to the loft space.

## Shower Room

With a large double walk in shower with rainwater style shower head over and glazed screen, low flush WC, pedestal wash hand basin, ladder style radiator/towel rail, double glazed window with vertical blinds, tiled floor, partially tiled wall surround and airing cupboard with shelving and also housing the Worcester gas central heating boiler.

## Outside

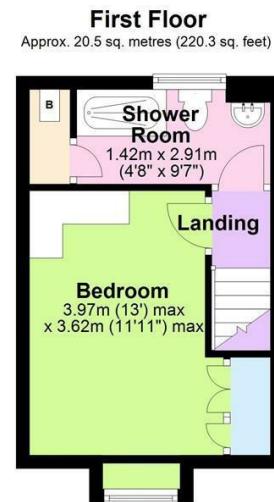
To the front of the property there is a covered parking space and a pathway to the side providing access to the rear. the rear garden is mainly laid to lawn with a useful timber garden shed and well enclosed by high fencing to maintain privacy.

## Services

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

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Total area: approx. 55.6 sq. metres (598.2 sq. feet)

**11 Romsey Drive, Belmont, Hereford**

**EPC Rating: C** **Council Tax Band: B**



| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92 plus)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | 87        |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 69                      |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |

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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