



15 WENLOCK CLOSE

BELMONT, HEREFORD HR2 7UZ

£279,995
FREEHOLD

Occupying a peaceful cul-de-sac position on the southern outskirts of the city, a modern 3 bedroom link detached house offering ideal family or retirement accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden, ample off road parking and we recommend an internal inspection.



15 WENLOCK CLOSE

- Southern outskirts of the City • Must be viewed • Modern 3 bedroom link detached house • Lounge, kitchen/diner & downstairs WC • Private rear garden and ample parking • Ideal for family or retirement



Reception Hall

With radiator, wood strip flooring, central heating thermostat, carpeted staircase with hand rail to the first floor and partially glazed door through to the

Lounge

With fitted carpet, coved ceiling, radiator, double glazed bay window to the front aspect with blinds, feature fireplace with hearth, display mantle and built in gas coal effect fire and partially glazed door to the

Kitchen/Dining Room

Dining Area

With tiled floor, radiator, coved ceiling, double glazed window over looking the rear garden

Kitchen

With a range of wall and base cupboards, ample work surfaces with splash backs, single drainer sink unit with mixer tap over, tiled floor, breakfast bar, double glazed window with blind overlooking the rear garden, coved ceiling, display shelf, space fand plumbing for washing machine, built in 4 ring gas hob with cooker hood over, partially panelled walling, recycling bins, corner carousel cupboard, door to the store room and door to the

Inner Lobby

With storage space and folding door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back and tiled floor.

Large Store Room

Originally part of the garage with fitted carpet, radiator, double glazed double doors to the rear garden and an internal door to a useful

Store/Utility Room

With power and light points, space for a fridge/freezer and a double glazed window and door to the front driveway.

First Floor Landing

With fitted carpet, double glazed side window with blind, radiator, access hatch with pull down ladder to the loft space and built in airing cupboard also housing the upgraded Worcester gas central heating boiler.

Bedroom 1

With fitted carpet, radiator, built in double wardrobe and double glazed window to the rear.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and built in double wardrobe.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear.

Shower Room

With suite comprising large double shower with rainwater style shower head and glazed sliding door, pedestal wash hand basin, low flush WC, laminate flooring, coved ceiling, partially panelled walling, double glazed window with blind, shaver socket ,extractor fan and ladder style towel rail/radiator.

Outside

To the front of the property there is a large driveway providing ample parking facilities bordered by flowers and shrubs. The rear garden has been landscaped for easy maintenance with a central area laid to grass and surrounded by chippings and all enclosed by high fencing to maintain privacy. There is a useful outside tap and Detached Garden Room Of timber construction this offers flexible space with power and light points, currently divided into two but could offer the perfect home gym/office space or garden retreat.

Services

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

Outgoings

Council tax band D - £2,409 payable for 2025/2026 Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 (Belmont) Road, at the Tesco roundabout take the third exit onto Northolme Road, 1st left into Stanbrook Road, 3rd left into Oulton Ave and after approximately 800 yards Wenlock Close is on your left hand side.

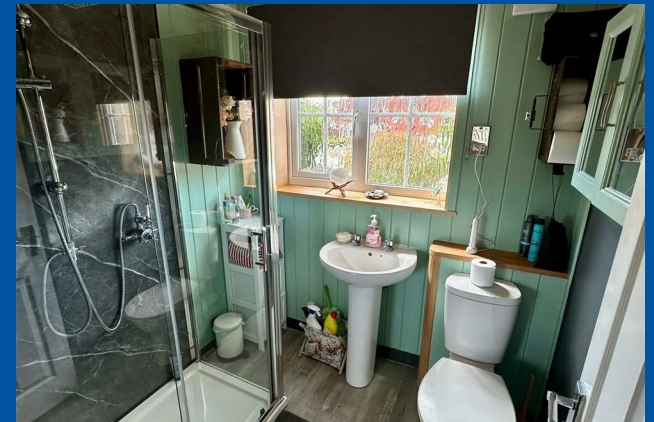
Viewing Arrangements

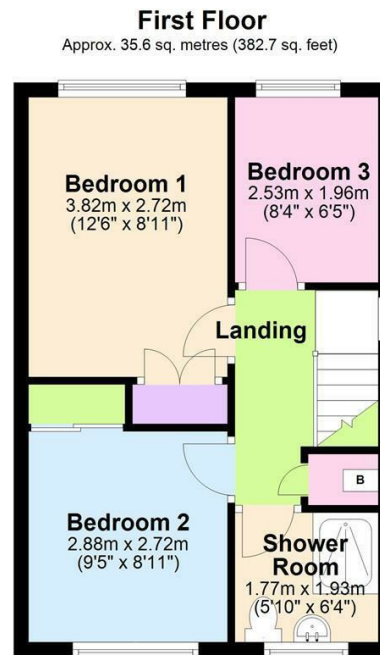
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Total area: approx. 85.8 sq. metres (923.1 sq. feet)

15 Wenlock Close, Hereford

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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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