



**34 GRANTHAM CLOSE
BELMONT, HEREFORD HR2 7ZG**

**£265,000
FREEHOLD**

Situated in this popular residential location south of Hereford city, a well presented three bedroom end terraced house offering an ideal home for a first time buyer or small family. The property benefits from a good sized rear garden, driveway parking & single garage. A viewing is highly recommended.

**Flint
&
Cook**

34 GRANTHAM CLOSE

- Popular residential location
- End terraced home
- Three bedrooms
- Garage, parking & garden
- Ideal for a first time buyer/small family
- Must be viewed!



Ground Floor

With composite entrance door leading into the

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up and doors into the

Downstairs W/C

With low flush w/c, wash hand basin with storage under and tiled splash back, radiator, double glazed window, ceiling light point and wall mounted fuse box.

Living Room

A spacious lounge with wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect, contemporary part panelled wall, useful under stair space and door leading into the

Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, work surface space over with tiled splash back, stainless steel sink and drainer unit, four ring gas hob with cooker hood over and oven below, under counter space for washing machine and dishwasher and space for a freestanding fridge/freezer, wall mounted gas central heating boiler, double glazed window to the conservatory and a ceiling light point. The dining area has a radiator, further ceiling light point and sliding doors into the

Conservatory

With tiled floor, wall light, power points, double glazed windows and french doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, smoke alarm, airing cupboard housing the hot water cylinder and doors leading into

Bedroom One

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

Bedroom Two

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

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

A modern three piece suite comprising panelled bath with matte black rainfall shower head over and panelled surround, wash hand basin with storage below, low flush w/c, black heated towel rail, double glazed window and ceiling light point.

Outside

To the rear, french doors open onto a brick paviour in path/patio area with pathway to the side access access gate and leading to the personal door to the rear of the garage. There is also a pathway to the additional garden area siding onto the single garage. The remainder of the garden is laid to lawn and enclosed by fencing. The

additional garden area is laid to lawn with a small patio area and useful wooden shed.

The property is approached over a brick paviour driveway providing off road parking leading to a further tarmacadam drive to the front of the single garage with up and over door, light, power, personal door to the rear and good storage to the rafters.

Directions

Proceed South out of Hereford on Belmont Road, at the roundabout take the third exit onto Northolme Road, at the next roundabout take the first right turning onto Grantham Close and take the second right, the property is situated on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential Lettings & Property Management

We operate a first class residential lettings and property management service, and are always looking for new

landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		70
(69-80)	C		
(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	

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

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

