



## 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.



## 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 paved path/patio area with pathway to the side 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.

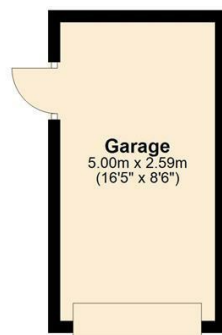
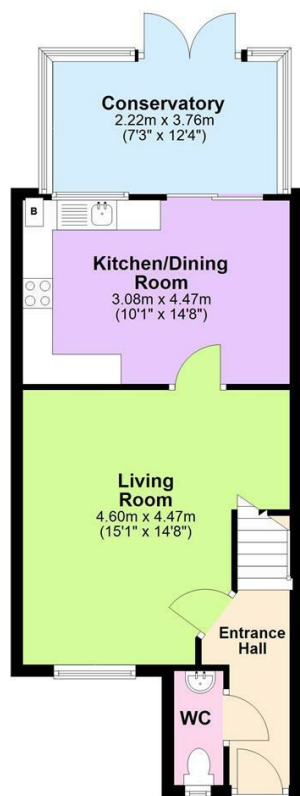
#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **34 GRANTHAM CLOSE**



**Ground Floor**  
Approx. 60.4 sq. metres (649.7 sq. feet)

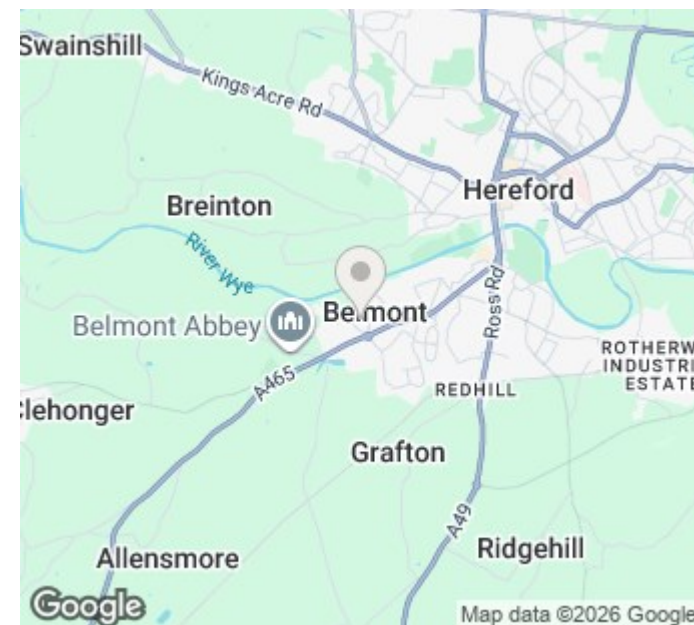


**First Floor**  
Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 95.1 sq. metres (1023.9 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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

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

