



6 GLASTONBURY CLOSE BELMONT, HEREFORD HR2 7YL

**£185,000
FREEHOLD**

Peacefully situated on the southern outskirts of the city, a well maintained 2 bedroom end terrace house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden, off road parking for 2 vehicles and we recommend an internal inspection.

**Flint
&
Cook**

6 GLASTONBURY CLOSE

- Popular residential location
- Well maintained end-terraced house
- Private rear garden
- Gas central heating & double glazing
- Ideal for first time buyers
- 2 good-size bedrooms



Full Description

Peacefully situated on the southern outskirts of the city, a well maintained 2 bedroom end terrace house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden, off road parking for 2 vehicles and we recommend an internal inspection.

Reception Hall

With radiator, laminate flooring, central heating thermostat, carpeted staircase to the first floor and door to the

Living Room

With laminate flooring, radiator, double glazed window to the front aspect with Venetian blind and door to the

Fitted Kitchen/Breakfast Room

With a range of wall and base units, ample work surfaces with tiled splash backs, 1 1/2 bowl sink unit with mixer tap over, breakfast bar, radiator, vinyl flooring, double glazed window and door to the rear, free standing cooker, space and plumbing for automatic washing machine, space for upright fridge/freezer.

First Floor Landing

With fitted carpet, access hatch to the roof space and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with Venetian blind and built in double wardrobe with sliding doors.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with blind and built in wardrobe/store cupboard also housing the gas central heating boiler.

Bathroom

With suite comprising a panelled bath with shower unit over, low flush WC, pedestal wash hand basin, partially tiled wall surround, radiator, double glazed window and vinyl flooring.

Outside

Immediately to the rear there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and enclosed by high fencing for privacy. There is a useful side gate and pathway leading to the bottom of the garden where there is a useful timber garden shed. There is a tandem double length parking space providing off road parking for 2 vehicles.

Outgoings

Council tax band B - £1,873.33 payable for 2025/2026 Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A465 (Belmont Road) at the Tesco roundabout take the 4th exit onto Abbotsmead Road, turn right into Whitefriars's Road and after approximately 400 yards turn right into Sydwall Road and then 1st right into Glastonbury Close.

Services

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

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

Money Laundering Regulations

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

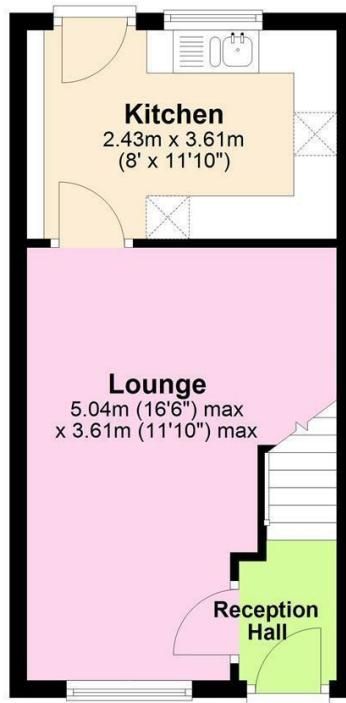
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Ground Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.6 sq. feet)

6 Glastonbury Close, Hereford

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



Infoterra Ltd & COWI A/S, Landsat/Copernicus, Maxar Technologies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		74
(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

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

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

Flint
&
Cook