



3 SHELLINGHAM WAY

BELMONT, HEREFORD HR2 7SN

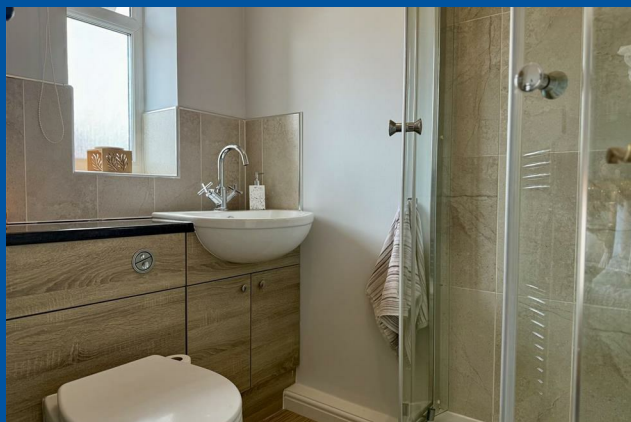
£349,950
FREEHOLD

Peacefully situated in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property which is immaculately presented throughout has the added benefit of gas central heating, double glazing, attractive south facing low maintenance rear garden, garage and ample parking, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection.



3 SHELLINGHAM WAY

- Modern kitchen & bathrooms
- Ideal family home!
- Popular residential location
- Driveway parking, integral garage & low maintenance rear garden
- Four bedrooms, one en-suite
- 2 receptions & conservatory



Full Description

Peacefully situated in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property which is immaculately presented throughout has the added benefit of gas central heating, double glazing, attractive south facing low maintenance rear garden, garage and ample parking, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection.

Kitchen

A beautifully fitted modern kitchen with white gloss fitted wall and base units, ample work surface space with tiled splash backs, 1 1/2 bowl sink and drainer unit, under counter space for dishwasher, bosch oven and 4 ring gas hob, integrated larder fridge, ceiling light point, radiator, vinyl flooring, double glazed window to the rear garden and door into

Downstairs W/C

With low flush w/c, wash hand basin with storage below and counter space to the side with tiled splash back, radiator, tiled floor and double glazed window.

Bedroom 3

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

Outside

To the rear a low maintenance south west facing garden perfect for entertaining and laid to brick paviour for

ease and low maintenance, a stoned border with an array of plants and shrubs. Outside power point and tap. There is a personal door into the rear of the garage with electric roller door to the front, light and power and personal door to the rear and side access gate leading to the front with a tarmacadam driveway providing off road parking with a further brick paviour space, a small border of grass with path leading to the side.

Ground floor

Canopy entrance porch and upvc door leading into

Entrance hallway

With engineered oak flooring, carpeted stairs leading up, radiator, hive central heating thermostat, space for coat storage and door into

Dining room

With oak flooring, ceiling light point, radiator, double glazed doors to the conservatory and door leading into the

Bedroom 4

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

Living room

With engineered oak flooring, radiator, ceiling light point, double glazed bay window to the front aspect and oak bi-folding door into the

Utility room

With under counter space for washing machine and tumble dryer, wall mounted gas central heating boiler,

fitted wall unit and shelving, work surface space, vinyl flooring, door to the rear garden and door into

Bathroom

A modern bathroom with three piece suits including bath with electric shower over and tiled surround, low flush w/c, wash hand basin with storage below, part tiled surround, radiator, tiled floor, double glazed window and recess spotlights.

Directions

Proceed south out of Hereford on the A465 Abergavenny (Belmont) Road, at the Tesco roundabout take the 4th exit onto Abbotsmead Road, continue for approximately 1/2 a mile and then turn left into Shellingham Way.

Conservatory

With tiled floor, double glazed windows and french doors out to the rear garden, electric under floor heating with thermostat, ceiling light point, two wall lights.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Master bedroom with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, ample space for wardrobes and door into En-suite With corner fitted shower cubicle, electric shower head over, tiled surround and glass sliding doors, low flush w/c, wash

hand basin with storage below, double glazed window, ceiling light point, heated towel rail and extractor.

Bedroom 2

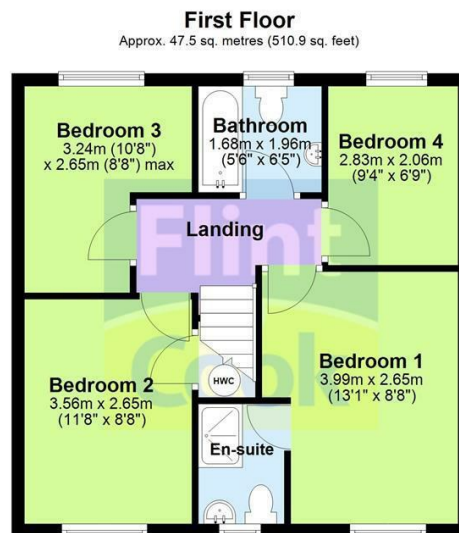
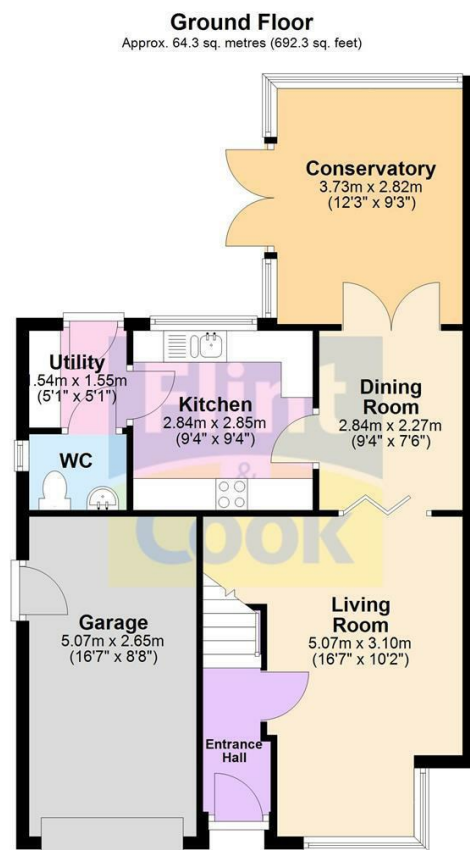
With fitted carpet, double glazed window to the front aspect, ceiling light point, radiator and airing cupboard with hot water cylinder and fitted wooden shelving.

General Information

Tenure & Possession Freehold - vacant possession on completion. Services All mains services are connected. Gas-fired central heating. Outgoings Council Tax Band D Amount payable £2,449 for 2025/26. Water and drainage are payable. Viewing Strictly by appointment through the Agents, Flint & Cook 01432 355455 Money Laundering Regulations Prospective purchasers are required to provide 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

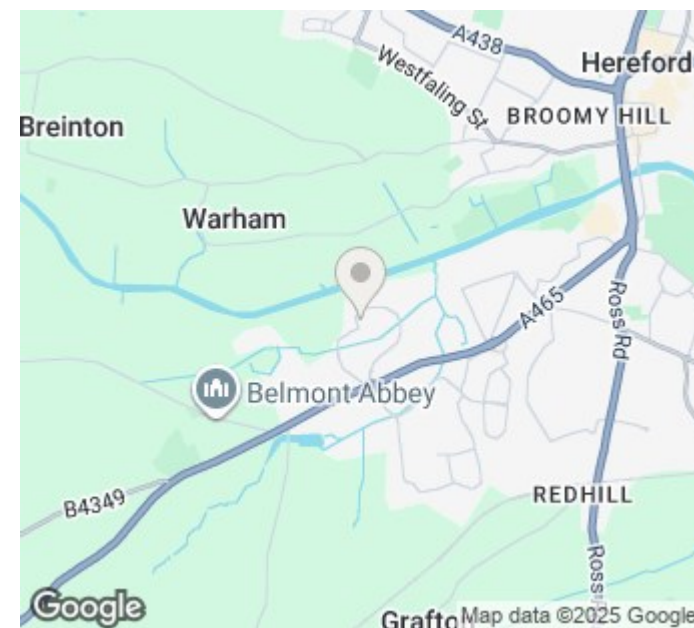
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Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

EPC Rating: D Council Tax Band:



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

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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