

For Sale

£230,000



Shellingham Way Belmont Hereford HR2 7SN

Offered for sale with NO ONWARD CHAIN, this two-bedroom semi-detached home occupies a pleasant cul-de-sac position within the popular Belmont area of Hereford. The property benefits from enclosed rear garden, driveway parking and a detached garage, making it an ideal first-time purchase.

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Approach

To the front of the property is driveway parking. The detached garage is situated to the front of the property and accessed via a shared driveway, benefiting from power and lighting.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor.

Kitchen

Fitted with a range of wall and base units providing ample storage and preparation space. Incorporating a built-in oven and hob, plumbing for a washing machine and space for additional appliances. A front-aspect double-glazed window allows plenty of natural light.

Lounge

A bright and comfortable reception room offering ample space for both living and dining furniture with a radiator and glazed doors opening directly into the rear garden, creating an excellent flow for everyday living and entertaining.

Cloakroom

Conveniently located downstairs and fitted with a low-level WC and front-aspect frosted window.

First Floor Landing

With loft access and doors leading to all first-floor rooms.

Bedroom One

A generous double bedroom positioned to the rear of the property and benefiting from a radiator, dual double-glazed windows and fitted wardrobes.

Bedroom Two

A well-proportioned second bedroom with front-aspect double-glazed window, radiator and built in storage, ideal as a guest room, nursery or home office.

Shower Room

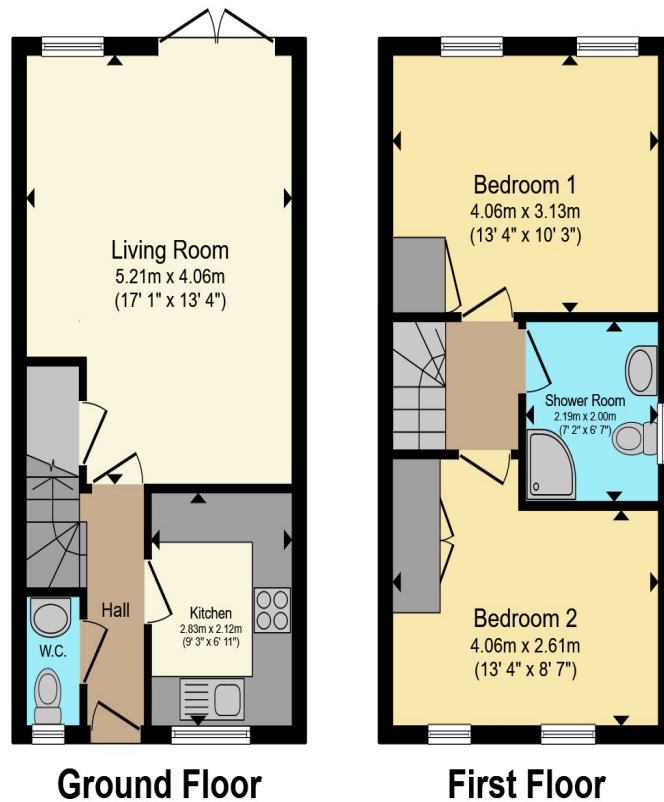
Fitted with a WC, walk in shower and wash hand basin, and window to the side aspect of the property.



Rear Garden

Designed with ease of maintenance in mind, the rear garden is mainly laid to patio slabs, providing an attractive and practical outdoor space perfect for entertaining, outdoor dining or simply enjoying the warmer months.





Total floor area 65.1 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HER316815 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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