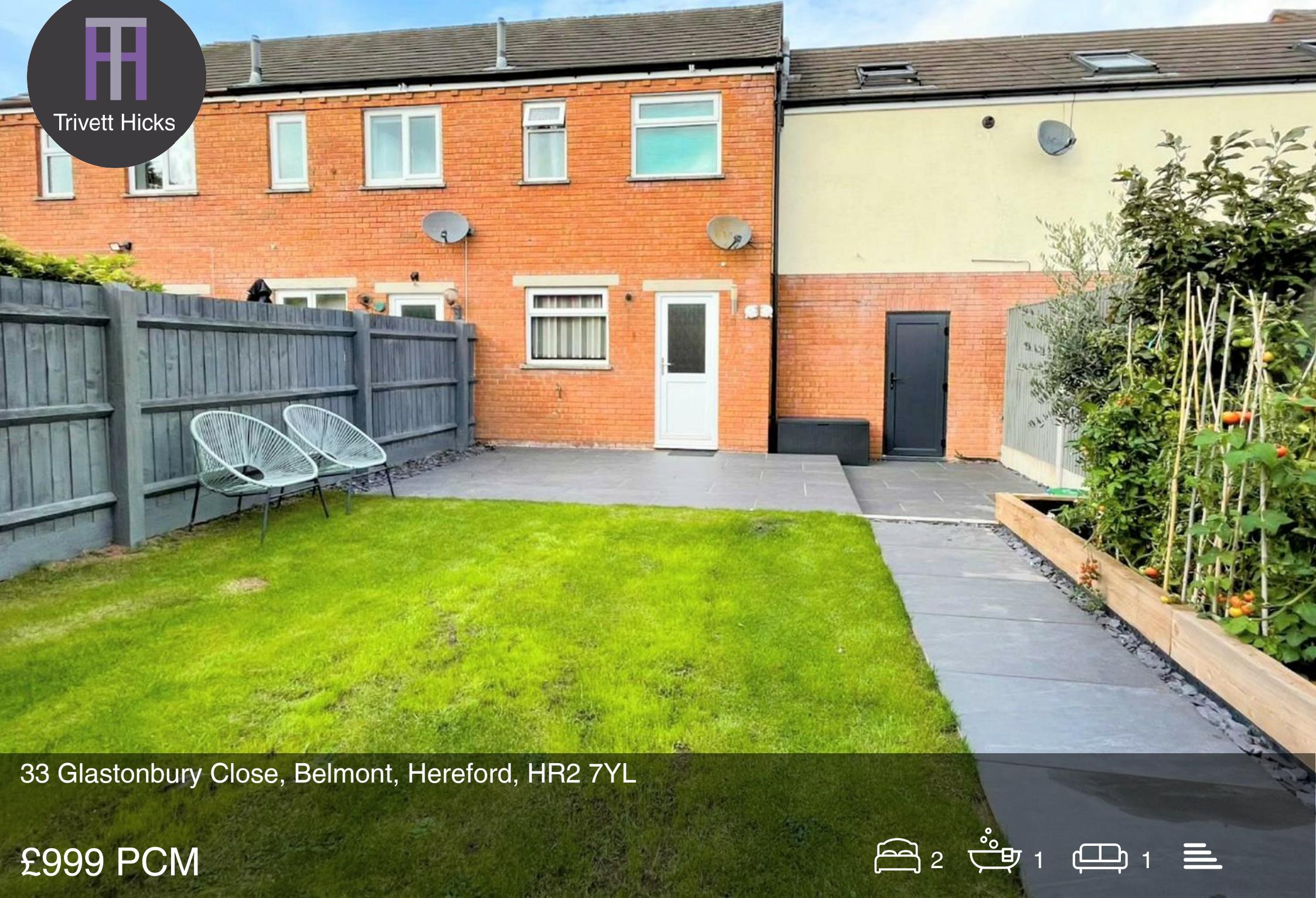




Trivett Hicks



33 Glastonbury Close, Belmont, Hereford, HR2 7YL

£999 PCM



33 Glastonbury Close, Belmont, Hereford,  
HR2 7YL

Trivett Hicks is pleased to offer this well presented modern style two bedroom house To Let with garage & professionally designed garden studio.

The property is situated to the south of the city in the popular residential area of Belmont. Belmont hosts a variety of local amenities to include supermarket, pharmacy, police station, petrol station with a regular bus service to the city centre of Hereford, whilst still offering country walks, including Belmont Country Park and the Belmont Pool nearby.

The property is within a cul-de-sac location and offers the following accommodation, entrance hall, living room, fitted kitchen with integrated oven & hob all to the ground floor, whilst to the first floor two bedrooms and a bathroom with shower.

The property benefits from double glazing, gas fired central heating, off road parking, garage and an enclosed landscaped rear garden with studio room.

**FULL DETAILS**

**SPECIAL CONDITIONS**

No smokers.

**COUNCIL TAX**

Band B £1873.33

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

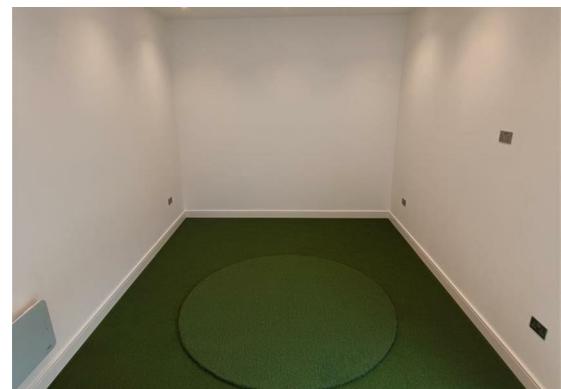
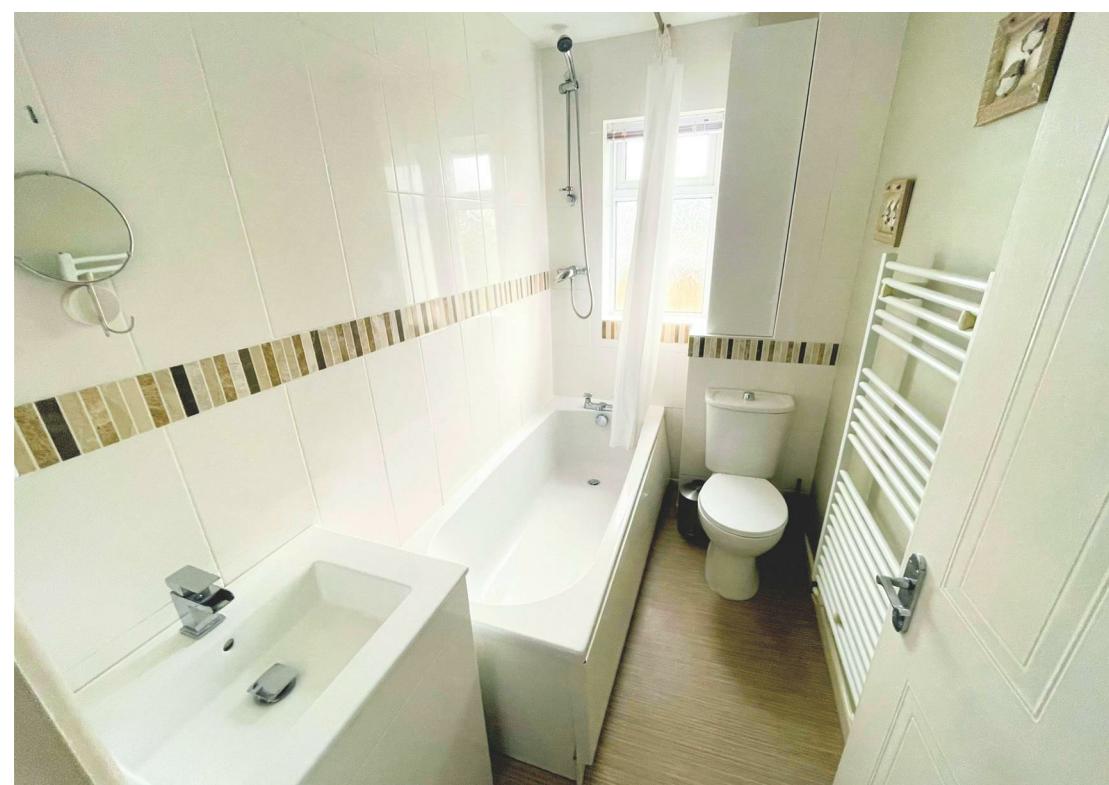
**HOLDING DEPOSIT**

Registration form to be completed prior to viewing.  
Terms and Conditions attached to registration form.  
One weeks worth of rent is to be paid to undergo referencing if selected, this reserves the property.  
The full deposit is equal to 5 weeks rent upon signing the tenancy agreement.

**TO VIEW**

To arrange a viewing you must complete our registration form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.





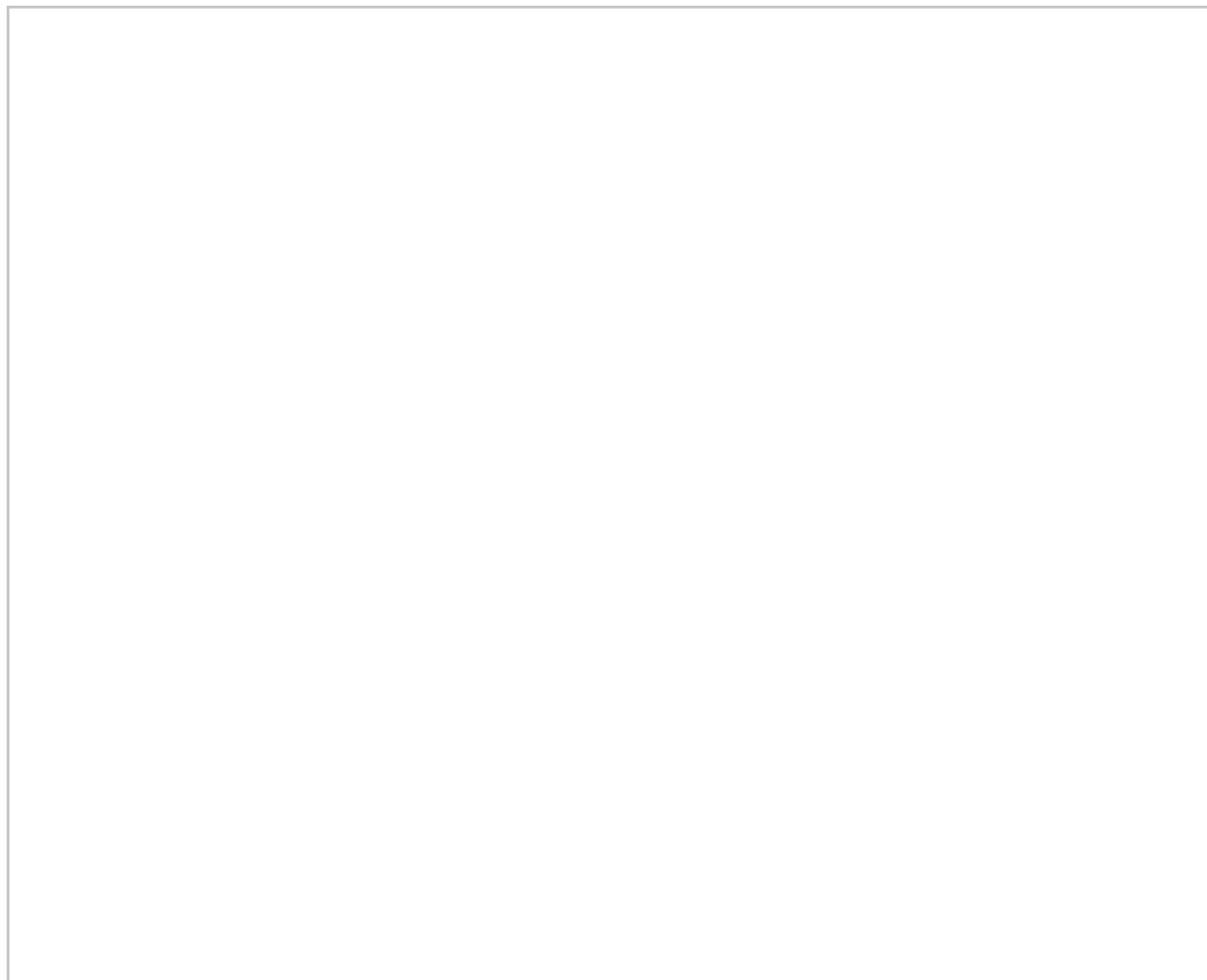
#### DIRECTIONS

Heading out of Hereford city from the Asda roundabout, proceed along the Belmont Road, A465 towards Belmont. Continue on this road until you reach the next roundabout by Tesco's Belmont. Take the fourth exit into Abbotsmead Road and go straight over the mini roundabout. Then take the first right-hand turn into Whitefriars Road and proceed along this road until the fourth right-hand turning into Sydwall Road. Finally, take the first right-hand turn into Glastonbury Close, the property will be found a short distance along on the right hand side.

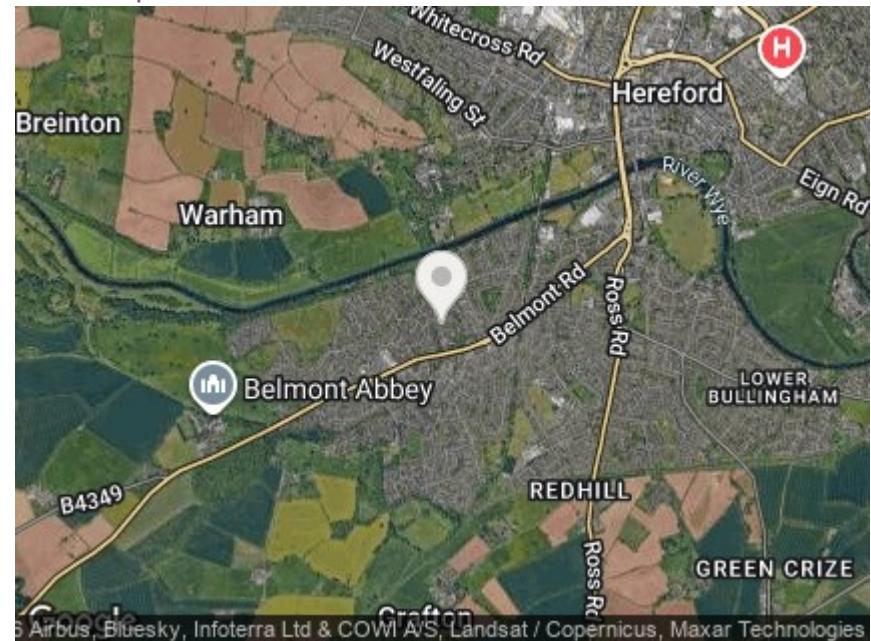
#### N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

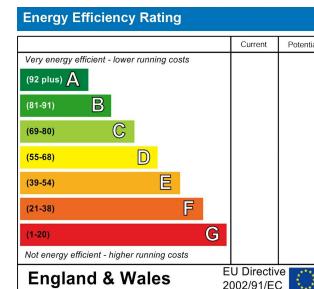
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Jeremy Trivett

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