



42 NORTHOLME ROAD  
Belmont, Hereford, HR2 7SP



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Hereford  
HR2 7SP**



At the end of a cul-de-sac, in a tucked away and quiet location, a charming mid-terraced house with enclosed garden, parking and garage.

**Guide Price £193,500**

### **Situation and Description**

This pretty mid-terraced house forms part of a popular development and is well positioned and tucked away, right at the end in a cul-de-sac. There are excellent facilities nearby, with a Tesco Supermarket and petrol station within easy reach via road and a footpath, as well as a doctor's surgery. Regular bus services run to and from the city centre, where there are a host of facilities, with a choice of shops, restaurants, cafes, a multiplex cinema, theatre and mainline train station. The development also lies close to open countryside so there are plenty of walks nearby.

Ideal as a first home, or perhaps as an investment, this well maintained and presented house offers comfortable living space, that benefits from gas fired central heating, all fitted carpets, double-glazing and a very useful single garage with power and lighting.

On arrival, a canopy porch and front door lead into an entrance hall with coat hooks, radiator and archway to the kitchen. Here there are a range of fitted floor and wall cupboards, as well as a built-in Bosch oven, gas hob and extractor, plenty of workspace, a one and a half bowl sink and space for a washing machine and upright fridge/freezer.

The living room is a good size and includes oak effect flooring and overlooks the gardens at the rear with full-length glazed doors out onto a good-sized patio. A fully carpeted staircase then leads up to the first floor where there are two bedrooms, both with built in wardrobes, radiators and fitted carpets. A bathroom then offers a white suite with the addition of a shower over the bath and a fitted bathroom cabinet.

### **Outside**

To the front of the house there are 2 allocated parking spaces in front of a useful garage (16 x 8') with a blue up and over door, power points and lighting. A pathway then leads to the front door with a small lawn on one side. The rear gardens are then well enclosed on all sides by close-boarded fencing, with a large patio, small lawn and shrubs on one side.

### **Services and Considerations**

Mains gas, water, electricity and drainage are all connected.

Broadband

Tenure Freehold.

Council Tax Band B

EPC C 73/90

Mobile coverage TBC

Broadband TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

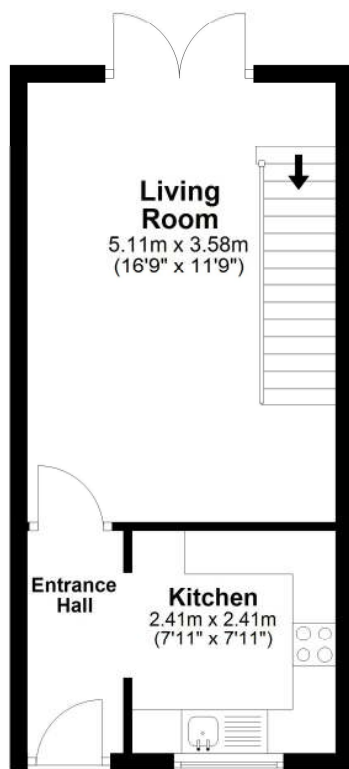
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Directions**

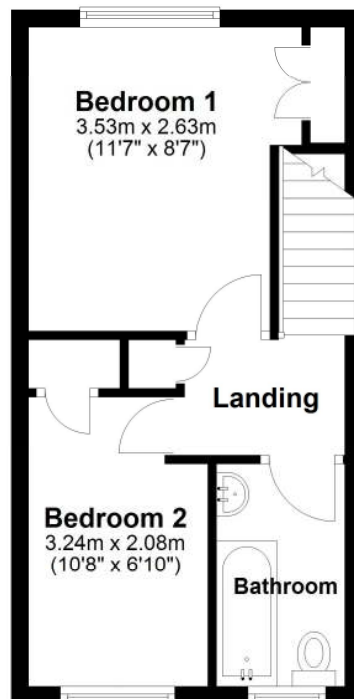
What3Words ///manliness.rental.tuned

From Hereford proceed south-west on the A465 towards Abergavenny and continue for one mile. At the roundabout adjacent to Tesco's, take the third exit into Northholme Road. Proceed straight across at the next small roundabout and continue to the very end, where the property will be found on the right-hand side.

## Ground Floor



## First Floor



Total area: approx. 55.2 sq. metres (594.0 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.



# Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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