



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



31 Dorchester Way, Belmont, Hereford, HR2 7ZN

'Located in the established Belmont area, south of the City Centre and near to amenities, a well proportioned and attractively presented, three bedroom semi detached home which is centrally heated and double glazed. Driveway to detached garage and with south facing garden to rear'

£275,000 (Freehold)

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LOCATION

Dorchester Way is located within the mature Belmont development which is set to the south west of central Hereford. In the locality there are range of facilities including a supermarket, doctors surgery, health centre and pharmacy. Nearby there are a range of amenity areas. A city bus service is available and as a whole Hereford offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

31 Dorchester Way is an appealing semi detached home with well proportioned accommodation arranged over three levels. The property is well presented, double glazed and a combination boiler provides the central heating. On the ground floor there is a reception lobby, living room, dining room and kitchen. On the first floor there are two bedrooms and a bathroom and on the second floor there is a large master bedroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With outside light and door to:

Reception Lobby

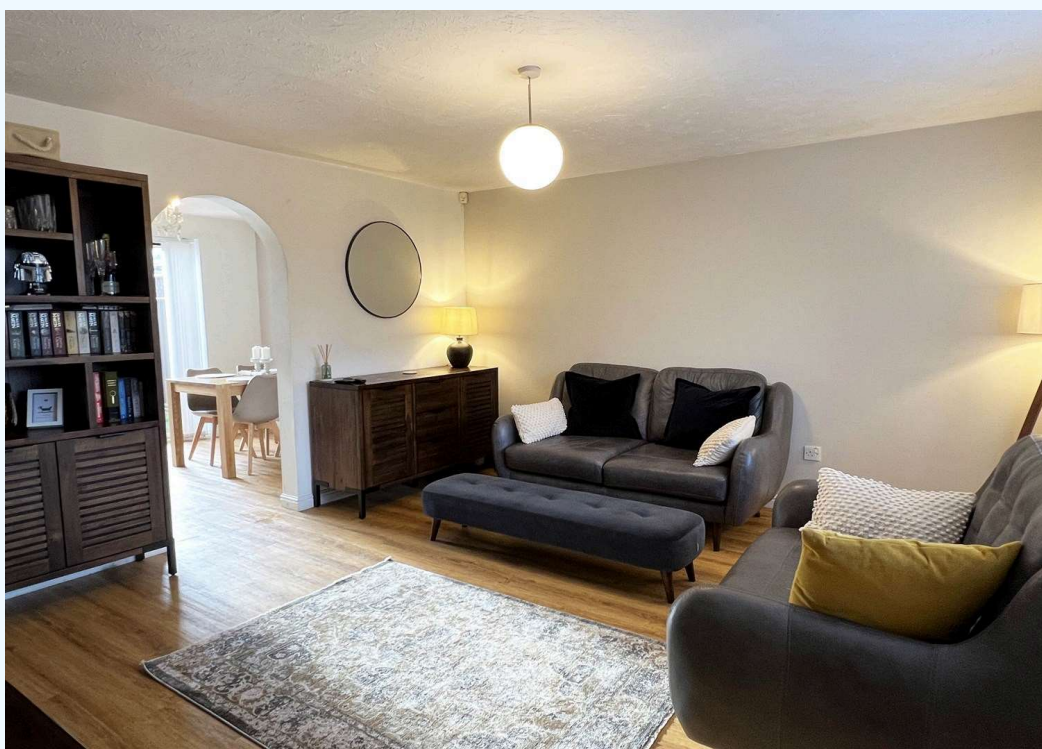
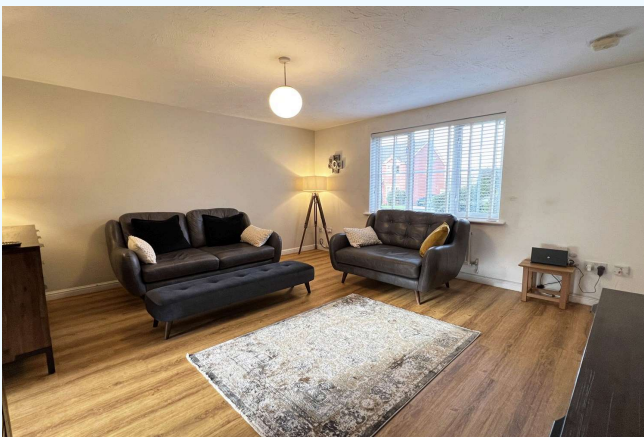
1.37m (4'6") x 1.02m (3'4")

With radiator, stairway off, LVT woodgrain effect flooring and with door to:

The Living Room

4.27m (14'0") x 4.04m (13'3")

With a double glazed window with venetian blind to the front, radiator, television point, woodgrain LVT flooring, arched opening to dining room and door to DEEP UNDERSTAIR CUPBOARD.



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Dining Room

2.82m (9'3) x 2.74m (9')

With a sliding double glazed patio door to the rear, continuation of the LVT woodgrain flooring, radiator and door to the:

Fitted Kitchen

2.74m (9'0) x 2.31m (7'7)

With a double glazed window with venetian blind to the rear, fitted base cupboard and drawer units with wood block effect working surfaces over, tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, recess for upright fridge/freezer, electric oven with four ring gas hob over and cooker hood above. Radiator, breakfast bar and wall mounted gas fired combination boiler which provides central heating and domestic hot water.



ON THE FIRST FLOOR:

Landing

With door to STORAGE CUPBOARD and having doors to:

Bedroom 2

3.66m (12'0) x 3.2m (10'6)

With a double glazed window with vertical blind to the rear, radiator and a pair of doors to a RECESSED WARDROBE with hanging rail and storage shelf.



Bedroom 3

3.23m (10'7) x 2.44m (8')

With a double glazed window to the front with vertical blind, radiator and door to DEEP WARDROBE CUPBOARD with hanging rail and storage shelf.

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Bathroom

2.74m (9'0) x 1.93m (6'4)

With white suite comprising bath with shower attachment to taps, shower screen, low level wc and pedestal wash basin. Part tiled surrounds, extractor unit, double glazed window with venetian blind and wood grain effect flooring.



Additional Landing/Study Area

1.93m (6'4) x 1.24m (4'1)

With double glazed window with vertical blind, radiator and stairway leading up to:

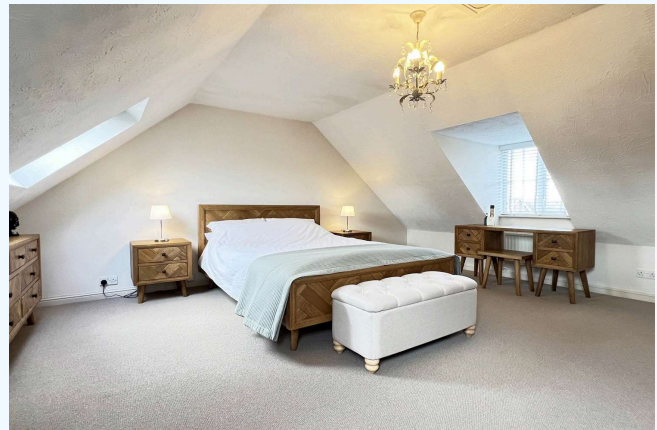
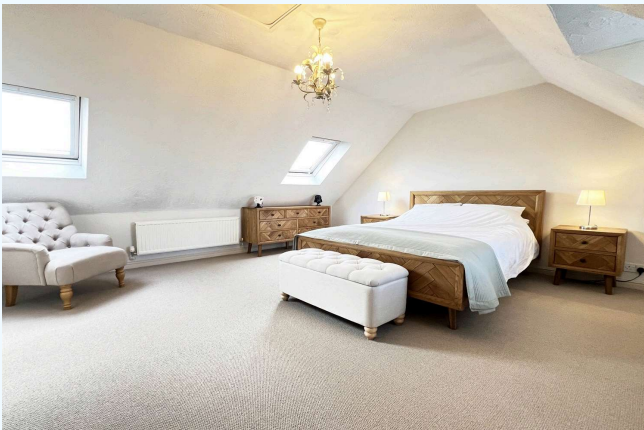


ON THE SECOND FLOOR:

Bedroom 1

5.13m (16'10) x 4.32m (14'2) (17'3 maximum)

With two velux type windows to the rear and a double glazed window with venetian blind to the front from which a view can be enjoyed between houses to walks. Two radiators and with a DOUBLE RECESSED CUPBOARD.



OUTSIDE:

The property has the benefit of a long driveway which is approximately 12'8 wide and leads to the DETACHED GARAGE (17'10 x 9'6) with up and over door to the front, electric light and power point.

At the front of the property there is a lawned garden area with established border, hedge and a Eucalyptus. The rear garden, which can be approached via a gate from the driveway, comprises an area of lawn with a decked area. The rear garden is approximately 31'6 long by 21'7 wide (widening to 31'10 maximum). The rear garden is enclosed by timber panel and colour coated panel fencing.

There is a mature tree and the rear garden enjoys a southerly aspect.

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COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south west along Belmont Road and at the roundabout take the third exit into Northolme Road. Proceed to the roundabout, turn left and then Number 31 Dorchester Way will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

3rd December 2024

ID39630

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

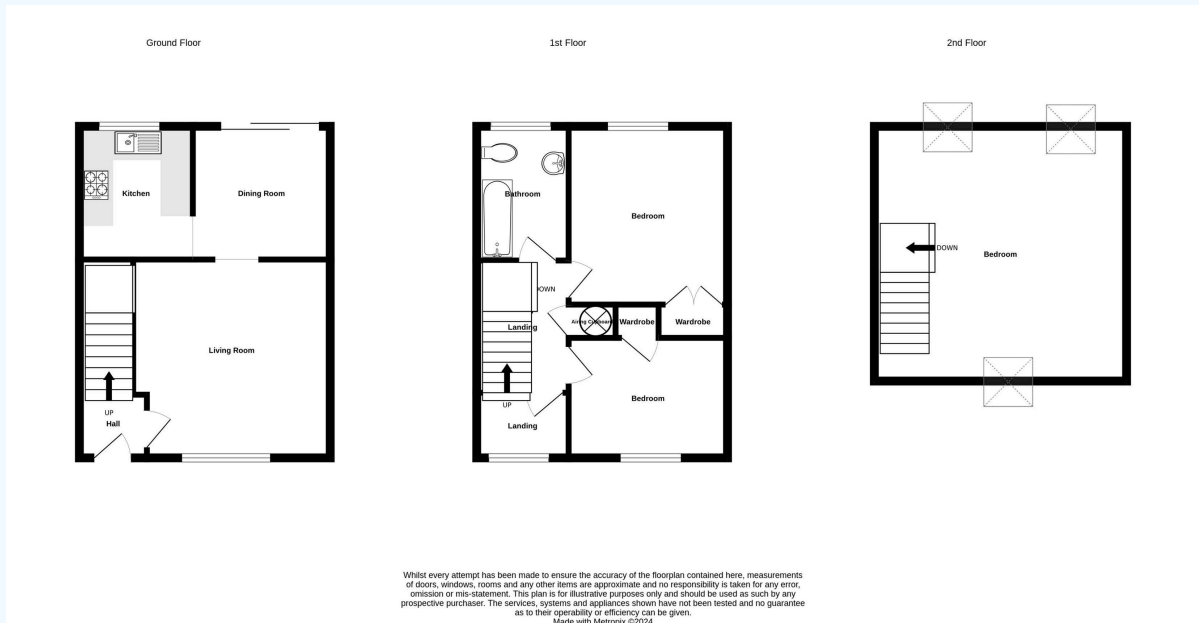
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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