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3 Amesbury Close, Belmont, Hereford, HR2 7YJ

'Situated to the south of Hereford City, a well presented, one bedroom mid terraced home, with gas central heating, double glazing, upvc conservatory, enclosed rear garden, allocated parking and garage'

NO ONWARD CHAIN

£169,000 (Freehold)

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LOCATION

The property is situated to the south of Hereford City in the popular residential location of Belmont. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented one bedroom mid terraced home with the added benefit of gas central heating, double glazing, enclosed front and rear gardens, allocated parking and garage. The accommodation comprises sitting room, kitchen, conservatory, first floor landing with access to the bathroom and bedroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Sitting Room

3.61m (11'10) (maximum including stairs) x 4.29m (14'1)

A double glazed panelled entrance door leads to the sitting room with front aspect double glazed window, stairs to the first floor, television point, panelled radiator, obscure glazed window to the kitchen and glazed door to the kitchen.



Kitchen

3.56m (11'8) x 2.41m (7'11)

With rear aspect double glazed window, a range of units comprising sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, integrated fridge freezer, integrated washing machine, panelled radiator, vinyl flooring and door to the conservatory.

Conservatory

3.1m (10'2) x 2.49m (8'2)

Of upvc construction with panelled radiator, wall light, tiled flooring and double glazed French doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With panelled radiator, smoke alarm, door to bedroom and bathroom.

Bedroom 1

3.86m (12'8) x 2.64m (8'8)

With front aspect double glazed window, panelled radiator, lower storage cupboard, upper storage cupboard with hanging rail and access hatch to loft space.

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Bathroom

2.92m (9'7) x 1.42m (4'8)

With rear aspect double glazed window. Suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over with rainwater shower head, partially tiled wall surround, low flush wc, pedestal mounted wash hand basin, heated towel rail, tiled flooring and cupboard housing the gas central heating boiler with shelving.



OUTSIDE:

To the front of the property is a gravelled garden with path leading to the front door enclosed by hedging and fencing. To the immediate rear of the property is a gravel garden with decked patio, useful storage shed and the garden is enclosed by fencing to provide a degree of privacy with a rear access gate.

PARKING - located a short distance from the property is an allocated parking space.

GARAGE - the garage is leasehold with an up and over door.



COUNCIL TAX BAND B

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

Proceed out of Hereford along the Belmont road and on reaching the roundabout take the fourth exit. Continue to the mini roundabout taking the second exit onto Abbotsmead Road. Take the second turning on the left hand side into Romsey Drive and then second left into Amesbury Close.

FOR FURTHER INFORMATION

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

19th September 2025

ID28114

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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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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.

