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### **19 Grantham Close, Belmont, Hereford, HR2 7ZG**

*'Located in a small select Close, on the Belmont development, an attractive, two bedroom, end of terrace house, offering centrally heated and double glazed accommodation, with driveway, garage and wide rear garden'*

**£210,000 (Freehold)**

## 19 Grantham Close, Belmont, Hereford, HR2 7ZG

### LOCATION

Grantham Close is located on the Belmont development which is set to the south west of central Hereford. In the locality there is a supermarket, health centre and range of other facilities, access to amenity areas and riverside walks, cycle route to the city centre together with a city bus service. 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

19 Grantham Close is an end of terrace house with attached garage. With modern double glazing and a new gas boiler with new radiators the accommodation in more detail comprises:

#### ON THE GROUND FLOOR:

##### Canopy Porch

With outside light and composite door with glazed upper panels to:

##### Reception Hall

2.44m (8'0) x 1.12m (3'8)

With radiator, shoe drawers, wood laminate flooring, telephone point, door to the living room and an arched opening to:

##### The Kitchen

2.39m (7'10) x 2.36m (7'9)

With a double glazed window to the front with venetian blind. Fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and eye level cabinets. 1½ sink unit with drainer and mixer tap, built-in oven with four ring gas hob over and cooker hood above. Recess for upright fridge freezer and recess for washing machine. Modern wall mounted gas fired combination boiler which provides central heating and domestic hot water.



##### The Living Room

5.11m (16'9) x 3.58m (11'9)

With stairway with wooden banister and hand rail, pair of double glazed French doors opening to and overlooking the rear garden, blind, two radiators, wall mounted central heating and domestic hot water control clock, dimmer light switch, television point and wood laminate flooring.



#### ON THE FIRST FLOOR:

##### Landing

With access hatch to loft space and with doors to:

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### Bedroom 1

3.61m (11'10) x 2.64m (8'8) (plus door recess)

With a double glazed window overlooking the rear garden, radiator and with a recess with a pair of doors to a over-stair double wardrobe cupboard with a hanging rail and storage shelf.



### Bedroom 2

3.25m (10'8) x 2.08m (6'10)

With a double glazed window to the front, radiator, wood laminate flooring and with two recessed cupboards one with slatted shelving and second with hanging rails and two levels.

### Bathroom

2.29m (7'6) x 1.42m (4'8)

With white suite comprising bath with electric shower over, pedestal wash basin and low level wc. Part tiled surrounds, double glazed window, radiator, tile effect flooring and extractor unit.



### OUTSIDE:

The property has the benefit of a long driveway which is part brick pavior/part tarmacadam and leads to the ATTACHED GARAGE (16' x 8'3) with an up and over door to the front, electric light and power points and a double glazed personal door to the rear.

To the front of the property there is a cultivated garden area planted with wild meadow flowers. The rear garden area is part enclosed by a low evergreen hedge and there are two ornamental trees/shrubs. As the garage is attached to the property the rear garden is of an unusually good size and comprises a flagstone/contoured paving stone patio area. A curved brick pathway runs to a decked area. There is a lawn gardens with planted shrubs in each corner. The rear garden is enclosed by a mix of close-board and larch lap fencing. There is a garden store and an outside light. The rear garden is approximately 21' wide by 36' long. The lawned area is planted with a wide variety of wild flowers and plants including daisies and bulbs.



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## COUNCIL TAX BAND B

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE

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 over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road (A465) and proceed to the roundabout on the outskirts of the City. At the roundabout take the fourth exit into Northolme Road and at the mini roundabout take the third exit signposted Grantham Close. Proceed into Grantham Close and Number 19 will be identified 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**30th October 2025**

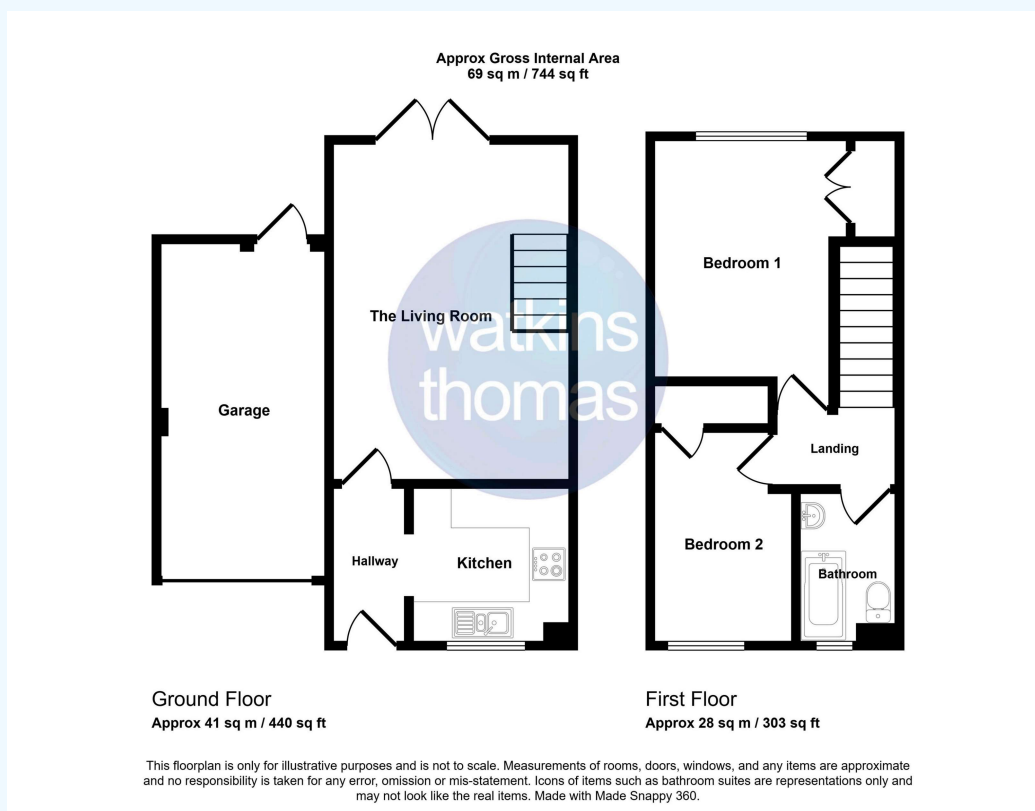
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## ENERGY PERFORMANCE CERTIFICATE

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.

## 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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