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9 Forde Lane, Belmont, Hereford, HR2 7SR

'Situated to the south of Hereford City in the popular Belmont residential district a superbly presented, two bedroom, semi detached home with gas central heating, double glazing, off road parking, split garage and enclosed rear garden'

£227,500 (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 including the Tesco's Supermarket, petrol station, doctors surgery, library 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 two bedroom, semi detached family home, with the added benefit of gas central heating, double glazing, off road parking, split garage and enclosed rear garden. The accommodation comprises; entrance hall, sitting/dining room, kitchen, first floor landing with access to two bedrooms and bathroom.

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, carpeted stairs to the first floor, LVT flooring, smoke alarm, thermostat for central heating and door to the sitting/dining room.

Sitting/Dining Room

5.11m (16'9) x 3.61m (11'10) (maximum)

With front aspect double glazed window, panelled radiator, LVT flooring, television point, telephone point and door to the kitchen.



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Kitchen

3.61m (11'10) x 2.39m (7'10)

With rear aspect double glazed window. The kitchen was fitted in 2020 and comprises Lamona sink/drainer unit with solid oak work tops and splash back, base units under with matching wall units, integrated electric Zanussi double oven, integrated electric Zanussi hob, Zanussi cooker hood over, integrated Bosch fridge and freezer units, integrated Samsung dishwasher, LVT flooring, feature radiator, cupboard housing the Worcester gas central heating boiler and rear aspect double glazed upvc door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With smoke alarm, airing cupboard, access hatch to loft space with a pull down ladder giving access to an insulated loft.

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Bedroom 1

3.58m (11'9) x 3m (9'10) (maximum)

With front aspect double glazed window, built-in wardrobe with hanging rail and shelf and panelled radiator.



Bedroom 2

3.28m (10'9) x 2.08m (6'10) (maximum)

With rear aspect double glazed window, storage cupboard and panelled radiator.

Bathroom

2.41m (7'11) x 1.47m (4'10)

With a modern white suite comprising panel enclosed bath with thermostatically controlled shower over, mixer tap, glass shower screen, partially shower boarded surround, vanity wash hand basin, low flush wc, extractor fan, heated towel rail and LVT flooring.



OUTSIDE:

To the front of the property is a gravelled area with a tarmac driveway and parking space giving access to the garage which has been split into two rooms with a GARAGE/STORAGE AREA (9'7 x 8'8) with up and over door, power, lighting, plumbing and space for washing machine and space for tumble dryer, loft storage and door leading to THE OFFICE/CRAFT ROOM (7'9 x 6'1) which has been insulated and has power, lighting, vinyl flooring and double glazed upvc door to the rear garden.

To the immediate rear of the property the garden has been re-modelled in 2022 with a good sized patio area leading to the main garden which is laid to lawn with raised shrub borders. The property also has the added benefit of an outside tap, lighting, summer house, pergola and storage shed. The garden is enclosed by fencing to provide a degree of privacy with a rear gate giving access to a footpath at the rear.



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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](tel:01432272280) .

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout take the fourth exit and continue to the mini roundabout. Take the second exit onto Abbotsmead Road and continue to the roundabout and take the first exit onto Broadholme Road. Continue along Broadholme Road and take the right hand turning into Forde Lane where the property is located in a cul-de-sac position on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . 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.

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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 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		
55-68	D	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.

