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37 Dorchester Way, Belmont, Hereford, HR2 7ZN

Situated to the south of Hereford city in the popular Belmont residential district, a three bedroom terraced home with gas central heating, double glazing where specified, ensuite to master bedroom, off road parking, garage and enclosed rear garden.

£265,000 (Freehold)

Residential Sales

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LOCATION

The property is located to the south of Hereford city in the popular Belmont district. In the area are a range of amenities including Tesco supermarket and doctor's surgery and Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom mid terraced home with the added benefit of gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, sitting room, kitchen/dining room, first floor landing with three bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed entrance door leading to the entrance porch with panelled radiator and door to the;

Sitting Room

4.42m (14'6) (maximum) x 4.06m (13'4)

With front aspect double glazed window, stairs to first floor, two panelled radiators, TV point, smoke alarm and door to the kitchen/dining room.



Kitchen/Dining Room

4.39m (14'5) x 2.54m (8'4)

With two rear aspect double glazed windows, a range of units comprising one and a half bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over, space for upright fridge/freezer, under stairs storage cupboard, panelled radiator, vinyl flooring and door to the garage.



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ON THE FIRST FLOOR:

Landing

With airing cupboard, two access hatches to loft space, smoke alarm and doors to bedrooms and bathroom.

Bedroom 1

3.78m (12'5) x 3.35m (11')

With front aspect double glazed window, built in double wardrobe, panelled radiator and door to ensuite shower room.

Ensuite Shower Room

With rear aspect double glazed window, suite comprising low flush WC, pedestal mounted wash hand basin with tiled splashback, shower tray with electric shower over and shower curtain. Partially tiled wall surround, shaver point, panelled radiator and vinyl flooring.



Bedroom 2

3.38m (11'1) x 2.64m (8'8)

With front aspect double glazed dormer window, panelled radiator, built in wardrobe with sliding mirrored doors. There is reduced head height to a section of the room.

Bedroom 3

3m (9'10) (maximum) - irregular shaped room x 1.98m (6'6) (maximum)

With rear aspect double glazed window and panelled radiator.

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Bathroom

2.67m (8'9) (maximum) x 1.7m (5'7)

Irregular shaped room with rear aspect velux skylight, low flush WC, pedestal mounted wash hand basin with tiled splashbacks, panel enclosed bath, partially tiled wall surround, panelled radiator and reduced head height to one section of the room.



OUTSIDE:

To the front of the property is a lawned garden with access to the front door and a driveway giving access to the garage (20'9 by 8'10) with up and over door, wall mounted gas central heating boiler, power and lighting, plumbing and space for washing machine, rear aspect double glazed window and glazed door to the rear garden. To the immediate rear of the property is a patio with useful outside tap. Two steps lead to the main garden which is laid to lawn. There are various shrub borders and the garden is enclosed by fencing and hedging to provide a degree of privacy.

COUNCIL TAX BAND D

Made 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:01432 272280) .

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the third exit onto Northolme Road. Continue to the roundabout and take the first exit onto Dorchester Way, continue along Dorchester Way and the property is located on the left hand side.

FOR FURTHER INFORMATION

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

21st January 2026

ID41955

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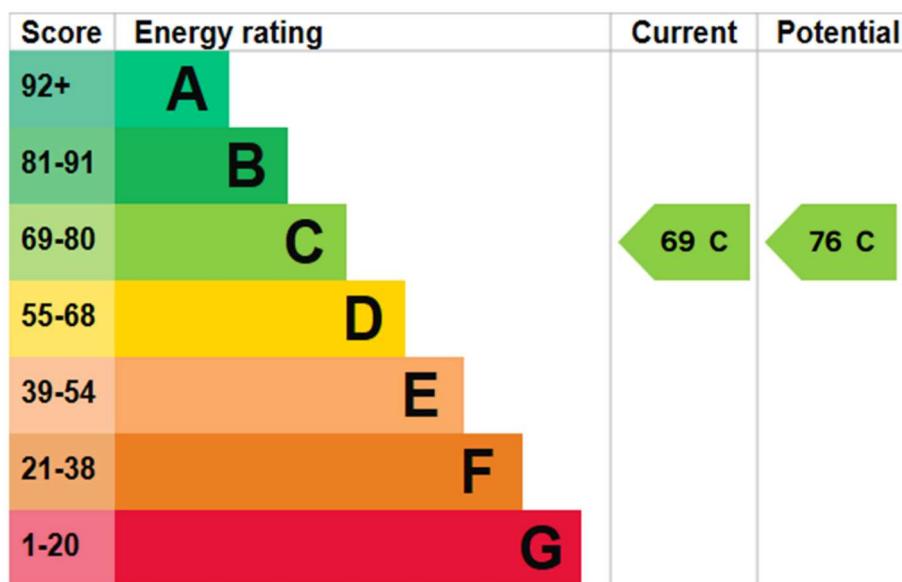
ENERGY PERFORMANCE CERTIFICATE

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 C.

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



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.

