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9 Belle Bank Avenue, Holmer, Hereford, HR4 9RL

A substantial and extended detached house, located in a mature residential cul de sac on the northern outskirts of the city.

£435,000 (Freehold)

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LOCATION
Belle Bank Avenue is an established residential cul de sac, located about one mile north of central Hereford in the popular Holmer district. Near to the property there is a general store and other amenities, including the leisure centre. 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
9 Belle Bank Avenue is an extended detached house, which now offers a hallway, extended living room, dining room and kitchen/breakfast room, together with four bedrooms and a bathroom. The property occupies a corner plot and has a garage and garden/outside areas on three sides. The property is centrally heated and double glazed and in more detail comprises;

ON THE GROUND FLOOR:

Canopy Porch
With a double glazed door to;

Reception Hall
4.6m (15'1) x 1.63m (5'4)
With stairway off, coving, radiator and having doors to dining room, kitchen/breakfast room and the;

Sitting Room
6.96m (22'10) x 4.6m (15'1) (widening to 18')
With two sets of double glazed windows to the front, double glazed window to the rear and double glazed sliding patio door opening to and overlooking the rear. Coved ceiling and three radiators.





Dining Room
4.6m (15'1) x 3.35m (11')
With double glazed windows to two aspects, coved ceiling and radiator.



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Kitchen/Breakfast Room
4.93m (16'2) x 3.2m (10'6) (widening to 14' 10)
With fitted base cupboards and drawer units with working surface over, tiled surrounds and eye level cabinets, together with floor to ceiling cupboards. One and a half bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, hob with hood over and double electric oven. Double glazed window, timber clad ceiling, two sets of double glazed doors to outside, radiator, ceramic floor tiles, breakfast bar area and door to;




Separate WC
1.7m (5'7) x .81m (2'8)
With tiled walls and low level WC.

ON THE FIRST FLOOR:

Landing
Access hatch to loft space, coved ceiling, double glazed window to front, airing cupboard with insulated hot water cylinder. Radiator, double glazed window to rear and doors to;



Bedroom 1
5.61m (18'5) x 3.3m (10'10)
With double glazed windows to the front and rear, two radiators, coved ceiling, two over bed lights and along one wall there are sliding doors to wardrobe areas provided with hanging rails and storage shelving.




Bedroom 2
3.66m (12') x 3.35m (11')
With a double glazed window to the front, coved ceiling and radiator.

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Bedroom 3
3.76m (12'4) x 3.23m (10'7) (maximum)
With double glazed windows to two aspects and radiator.




Bedroom 4
3m (9'10) x 2.84m (9'4)
With a double glazed window to the rear and radiator.

Bathroom
2.08m (6'10) x 1.65m (5'5)
With tiled walls and white suite comprising off set corner bath with mixer tap, low level WC and pedestal wash basin. Timber clad ceiling, radiator and double glazed window.




Parking & Garage
A pair of iron gates open to a driveway, beyond which is the garage block (18' 6 by 15' 3) with twin up and over electric door, double glazed door to rear, double glazed window to rear and with electric light and power points.

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OUTSIDE:





Gardens
The property occupies a corner site and boundaries are formed with low brick walls with evergreen hedging over and wrought iron work. At the front of the house, there is a pedestrian gate which leads to a brick paviour pathway, which continues around the side of the property. The front garden areas are lawned and there are mature ornamental evergreens and to the side there is a further lawned garden area beyond a high hedge. To the rear of the property there is a hard landscaped garden area and garden store. The property has the benefit of a side pedestrian access.

COUNCIL TAX BAND E
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.

Agents Note
Probate has been applied for but not yet received.

SERVICES
It is understood that mains electricity, 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 north along Edgar Street and at the roundabout take the first exit over Newtown Road and, at the next roundabout, take the second exit into Holmer Road. Continue for the length of Holmer Road, turn left at the roundabout into Roman Road and then take the right hand turn into Belle Bank Avenue, where number 9 will be identified on the right hand side.

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.

29th October 2026
ID43361

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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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