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3 Farrington Avenue, Belmont, Hereford, HR2 7ZH

Situated to the south of Hereford city, a well presented three bedroom detached family home with gas central heating, double glazing, two reception rooms, off road parking and enclosed rear garden.

£310,000 (Freehold)

3 Farrington Avenue, Belmont, Hereford, HR2 7ZH

LOCATION

The property is located to the south of Hereford city in the popular Belmont district. 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 three bedroom detached family home with gas central heating, double glazing, off road parking and enclosed rear garden with accommodation comprising entrance hall, cloakroom, sitting room, kitchen, dining room, first floor landing with access to three bedrooms, ensuite to the master bedroom and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leads to the;

Entrance Hall

With stairs to the first floor, panelled radiator, wood effect flooring, door to the sitting room and cloakroom.

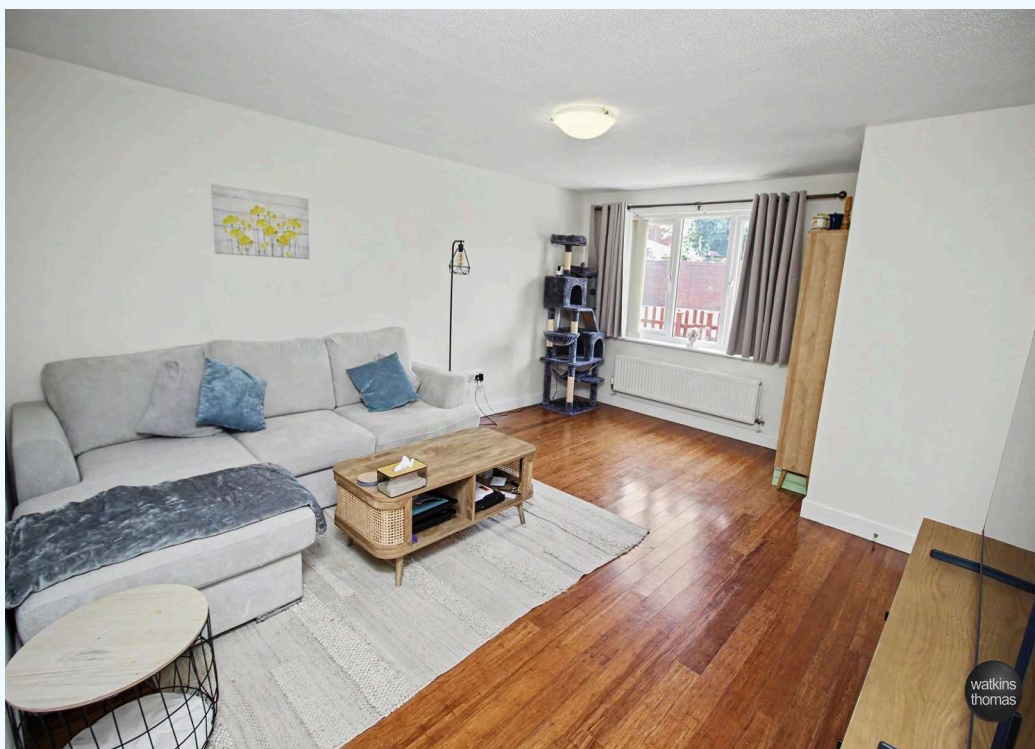
Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with tiled splashbacks, panelled radiator and laminated flooring.

Sitting Room

5.03m (16'6) x 4.09m (13'5) (maximum)

With front aspect double glazed window, panelled radiator, wood effect flooring, TV point and door to the kitchen.



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Kitchen

5m (16'5) x 2.72m (8'11)

With rear aspect double glazed window, a range of units comprising ceramic sink drainer, work surface, splashback, base units under with matching wall units. Integrated electric oven and gas hob with cooker hood over, integrated microwave, plumbing and space for washing machine, plumbing and space for slimline dishwasher, wall mounted gas central heating boiler, under stairs storage cupboard, double glazed patio door to the garden and access to the dining room.



Dining Room

4.72m (15'6) x 2.36m (7'9)

With front and rear aspect double glazed windows, panelled radiator, vinyl flooring and inset spotlights.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, airing cupboard, storage cupboard, access hatch to loft space, doors to bedrooms and shower room.

Bedroom 1

3.48m (11'5) x 3.15m (10'4) (maximum)

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



Ensuite Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower and rainwater showerhead, low flush WC, vanity wash hand basin, heated towel rail, extractor fan and vinyl flooring.

Bedroom 2

3.1m (10'2) x 2.82m (9'3) (plus recess)

With rear aspect double glazed window, panelled radiator and built in single wardrobe.

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Bedroom 3

2.34m (7'8) x 2.06m (6'9)

With front aspect double glazed window and panelled radiator.



Shower Room

With rear aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush WC, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, extractor fan and tiled flooring.



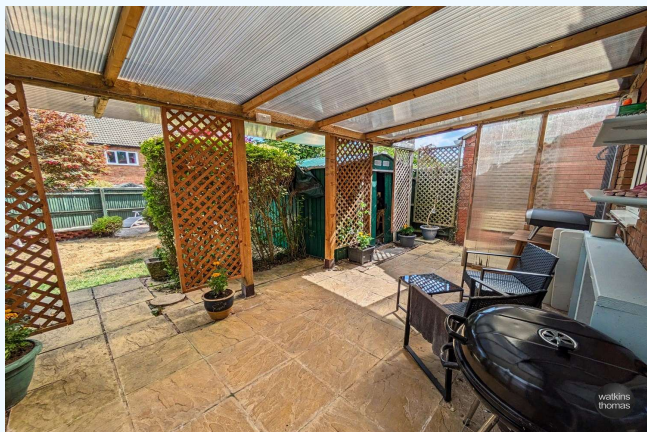
OUTSIDE:

To the front of the property is a driveway and access to the front door. To the immediate rear of the property is a covered patio with useful storage shed and greenhouse. Continuing to the rear of the patio is a lawned garden with shrub borders with interspersed trees, leading to a further patio area at the bottom of the garden, which is enclosed by fencing to provide a degree of privacy. The property has the benefit of a side access path and gate.



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COUNCIL TAX BAND D

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. On reaching the roundabout, take the third exit onto Northholme Road. Continue to the roundabout and take the third exit into Grantham Close and first right into Farrington Avenue, where the property is located on the left hand side, as indicated by the 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

7th August 2026

ID43472

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	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.

