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4 Poole Close, Off Belmont Road, Hereford, HR2 7JP

Located in a mature residential cul de sac just off Belmont Road and to the south of central Hereford near amenities, a four bedroom semi detached home which is centrally heated and double glazed. Driveway, garage and garden areas.

£260,000 (Freehold)

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LOCATION

Poole Close is a mature residential cul de sac located off Belmont Road, south of the city centre. Close to the property there are a range of amenities, including primary schools and a superstore. Hereford city centre is within easy reach and offers a wide range of shopping, leisure and recreational facilities, together with educational establishments.

DESCRIPTION

4 Poole Close is an extended late 1950's property, which offers four bedroom accommodation. The property would benefit from some refitting and upgrading works. It has a driveway, garage and good rear garden area. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch

Enclosed entrance porch with tiled floor and glazed panel door with adjacent panel to;

Lobby

1.52m (5') x 1.45m (4'9)

With stairway off. Radiator and glazed panel door to;

Sitting Room

4.6m (15'1) x 3.53m (11'7) (maximum)

With a deep double glazed window to the front, stone block fire surround with mantel over, radiator and with glazed panels and a glazed panel door to;



Dining Room

4.57m (15') x 2.26m (7'5)

With two double glazed windows overlooking the rear garden. Radiator. Door to under stair cupboard. Door to;



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Kitchen

2.82m (9'3) x 2.46m (8'1)

With a double glazed window to the rear, fitted base cupboards with working surface over, tiled surrounds and high level cabinets. Single drainer stainless steel sink unit, radiator, tiled floor, door to outside and personnel door to garage.



ON THE FIRST FLOOR:

Landing

With two loft access points and having doors to bedrooms, bathroom and an AIRING CUPBOARD with insulated hot water cylinder.

Bedroom 1

4.57m (15') x 2.69m (8'10)

With two double glazed windows to the front, radiator and a wardrobe area with sliding doors, double doors to a second wardrobe area and over stair blanket box.

Bedroom 2

3.43m (11'3) x 2.67m (8'9)

With a double glazed window to the rear and radiator.



Bedroom 3

3.45m (11'4) x 2.46m (8'1)

With a double glazed window to the front, radiator and single wardrobe cupboard.

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Bedroom 4

2.84m (9'4) x 2.49m (8'2)

L-shaped in plan and with a double glazed window to the rear, radiator and wardrobe cupboard.



Bathroom

1.78m (5'10) x 1.65m (5'5)

With white suite comprising bath, pedestal wash basin and low level WC. Double glazed window, tiled walls and radiator.



OUTSIDE:

Driveway & Garage

The property is approached off Poole Close through a pair of wrought iron gates, which lead to a driveway, beyond which is the INTEGRAL GARAGE (18' 4 by 8' 1) with up and over door, two radiators, window to the side and wall mounted gas fired boiler. Principal ceiling height is 8'7.

Gardens

To the front of the property there is a lawned garden area and a gated pathway at the side leads to the rear garden. The rear garden is principally lawned, has a rose tree and is enclosed by close board fencing.

It appears that the property has the benefit of a rear means of pedestrian access.

The rear garden is approximately 40' long.



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COUNCIL TAX BAND C

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

From central Hereford, proceed south over Greyfriars Bridge and at the roundabout take the second exit into Belmont Road. Continue along Belmont Road and take the second exit entering Poole Close, where number 4 will be identified on the left hand side by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

5th September 2026

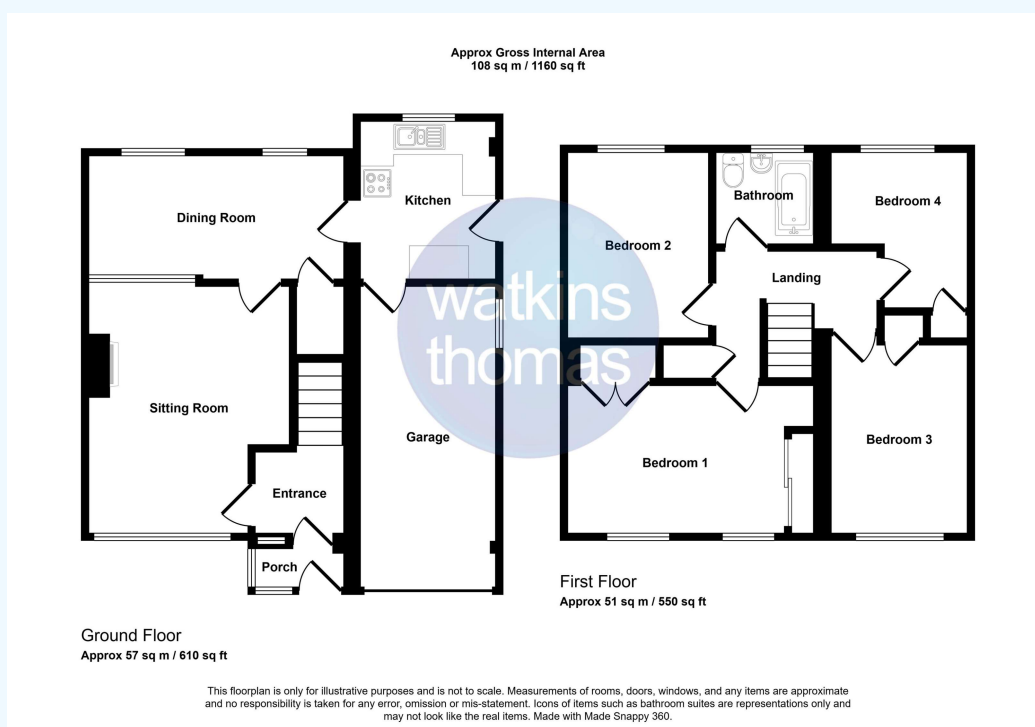
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ENERGY PERFORMANCE CERTIFICATE

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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