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11 Belmont Court, Off Belmont Road, Hereford, Hereford, HR2 7LR

'Just to the south of the city centre, in a quiet cul-de-sac, a two bedroom home which is centrally heated and double glazed having parking and south westerly facing rear garden.'

£190,000 (Freehold)

Residential Sales

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LOCATION
Belmont Court lies just to the south of the city centre, off Belmont Road, and is directly approached off Belmont Avenue. In the immediate vicinity there are a range of amenities including a supermarket and a local shop. 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 comparatively modern end of terrace home which is centrally heated and double glazed. The kitchen has been upgraded, the sitting room is of a good size and there are two bedrooms on the first floor. A recently refitted shower room has been installed. The property has a front garden area, a private rear garden and an allocated car parking space. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch
With a wood grain effect UPVC door with double glazed window at upper level to the:

Entrance Hall
2.39m (7'10) x 1.17m (3'10)
With radiator, panel door to sitting room, vinyla flooring and an arched opening to the:

Kitchen
2.39m (7'10) x 2.36m (7'9)
With a replacement wood grain effect double glazed window to the front and modern base cupboard and drawer units with roll edged working surface over, matching up-stand and tall storage cabinet. One and a half bowl stainless steel sink unit with drainer and mixer tap, wall mounted gas fired boiler which provides central heating and domestic hot water, wall mounted control clock, recess with point for gas cooker and recess for fridge together with recess with plumbing for washing machine and vinyl flooring.



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Sitting Room/Dining Room
5.05m (16'7) x 3.61m (11'10)
With a double glazed sliding patio door opening to and overlooking the rear garden, stairway to first floor, radiator, television point and wall mounted gas fire.





ON THE FIRST FLOOR:

Landing
With access hatch to loft space and doors to:

Bedroom 1
3.66m (12'0) (plus door recess) x 2.64m (8'8) (11'10 into recess)
With a double glazed window to the rear with a wood grain effect finish. Radiator and power points with USB port.

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Bedroom 2
With a double glazed window to the front with a wood grain effect finish. Radiator, double wardrobe cupboard with hanging rail and storage shelving and door to a deep store cupboard with hanging rail.





Shower Room
2.29m (7'6) (maximum) x 1.45m (4'9)
Having double glazed window to the rear and recently fitted suite comprising large shower cubicle with glass screen, electric shower, fully tiled wall surrounds, heated towel radiator, low level wc, pedestal mounted wash hand basin and tiled floor.

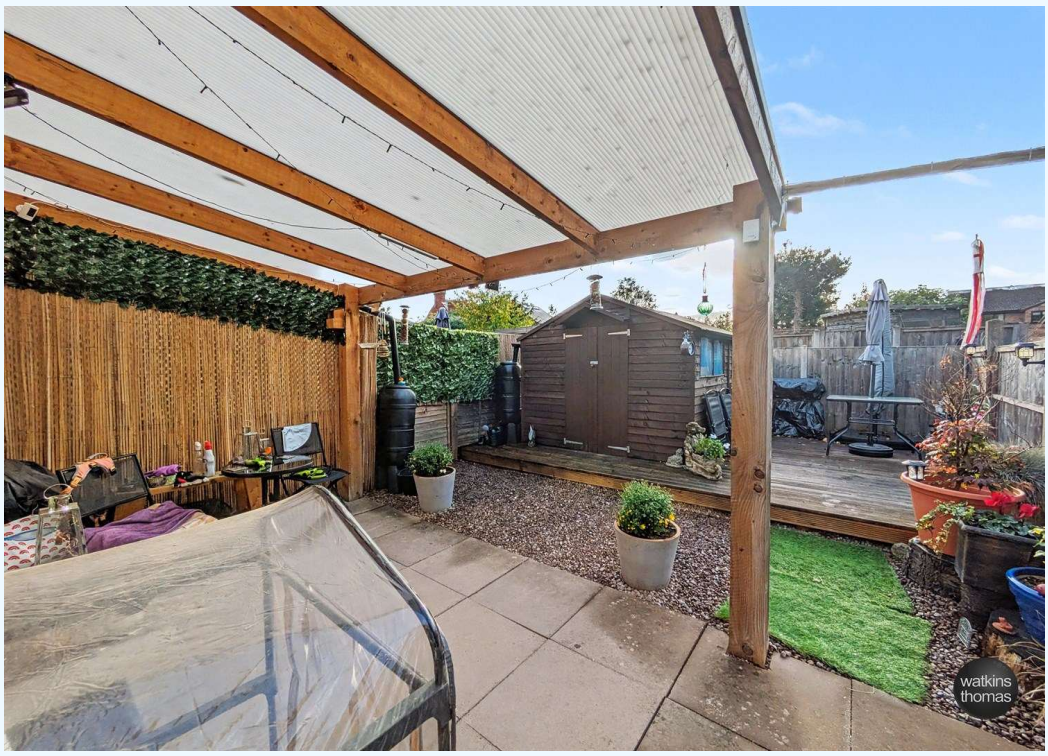


OUTSIDE:
To the front of the property is a gravel area providing parking with a paving slab path leading to the front door. There is a further allocated parking space in the car park to the side of the property.

The property benefits from a south-westerly facing rear garden, providing excellent natural light throughout the day. The garden is thoughtfully designed with a covered patio area, a large raised decked section (approximately 18' x 15'), and enclosed fencing ensuring privacy. Additionally, there is a gated access to a covered private side path and storage area. A 10' x 8' storage shed equipped with power and lighting offers versatile space for storage or a workshop.

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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 on to Belmont Road. Take the right hand turn into Belmont Avenue and turn left into Belmont Court where the subject property is located.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

7th November 2026
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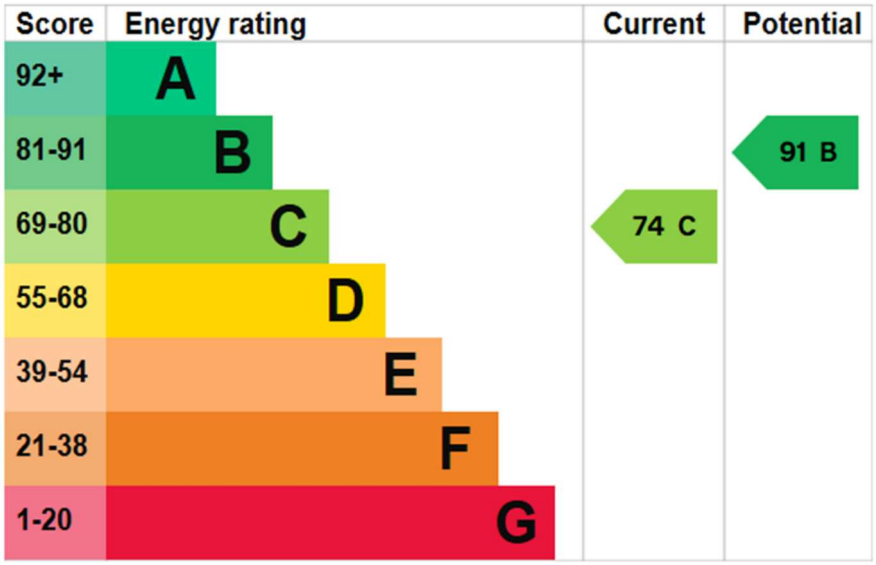
ENERGY PERFORMANCE CERTIFICATE

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.

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.



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:

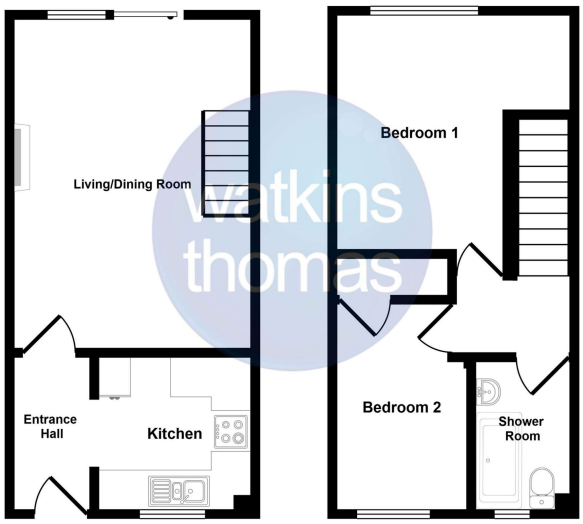
- the average energy rating is D
- the average energy score is 60

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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.

Approx Gross Internal Area
54 sq m / 582 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft

First Floor
Approx 27 sq m / 292 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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