



12, Cranborne Close, Belmont, HR2 7SY
Price £350,000

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12 Cranborne Close Belmont

Located in the desirable area of Belmont, this charming detached house offers ideal family living with four well-proportioned bedrooms, two reception rooms, utility room, WC and large conservatory

Built in 1990, this property covers over 1200ft internally in addition to off road parking for several cars, front and rear gardens and an integral garage

The location in Belmont is particularly appealing, providing a peaceful residential atmosphere while still being within easy reach of local amenities, transport links and countryside walks.

This delightful home is a wonderful opportunity for anyone seeking a spacious and well-appointed property in a sought-after area. Don't miss the chance to make this house your new home.

CALL 01432-266007 TO ARRANGE YOUR VIEWING TODAY

- Detached family home
- Separate living & dining rooms
- 14' Conservatory
- Utility & WC
- Garage & parking
- Four bedrooms
- Quiet cul-de-sac location
- Popular residential area
- Enclosed rear garden
- No onward chain

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: C (70)

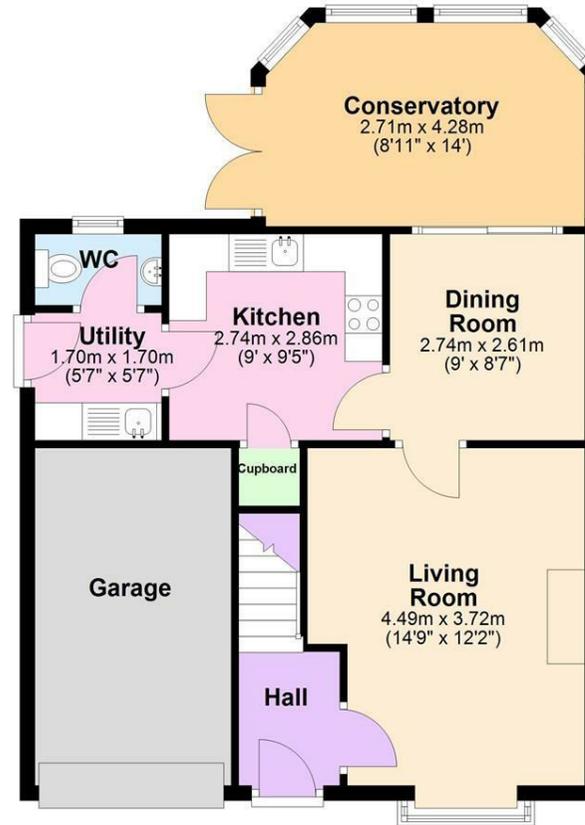
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 113.0 sq. metres (1216.8 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The double glazed and gas centrally heated accommodation is well presented throughout and includes; entrance hall, living room, dining room, conservatory, utility room with downstairs WC, fitted kitchen with built in oven, hob and extractor hood. To the first floor is the family bathroom and three double bedrooms and a single bedroom/study.

Property Description

Accessed from the front via double glazed door which opens into the entrance hall with carpeted stairs leading up and door leading off to living room, which has a double glazed bay window to the front, fireplace with wooden surround and inset gas fire. The dining room has double glazed patio doors to the rear, wood effect flooring, the conservatory has double glazed windows and double patio doors to the side. The kitchen is accessed from the dining room and features matching wall and base units with worktop and splash backs, inset 1 1/2 bowl composite sink, space for a fridge freezer and dishwasher, fitted oven, hob and extractor hood. The utility room is off the kitchen and houses the recently replaced Worcester boiler and has additional cupboards, space for washing machine, worktop with matching splashback, door to the outside and door to the downstairs WC with wash hand basin.

The stairs rise from the hallway to the landing which has doors to the bedrooms, access to the loft space and an airing cupboard containing a hot water tank. The master bedroom has fitted mirrored wardrobes and double glazed window to the front. Bedroom two has fitted mirrored wardrobes and double glazed window to the rear. Bedroom three has double glazed windows to both the front and rear and bedroom four has a double glazed window to the front aspect. The family bathroom contains a three piece matching suite of WC, wash basin and panel bath with electric shower over.

Garden & Parking

The property is approached via a tarmac driveway providing parking for two cars.

A gate gives access from the drive to the side of the property which is laid to block paving and is enclosed by wood fencing. The rear features a circular lawn surrounded by a gravel patio and pathway leading to the rear wooden shed.

Location

Belmont is a popular residential area located on the South West outskirts of Hereford city. It is well serviced with many local amenities including doctors' surgery, pharmacy, supermarket, petrol station and bus routes into Hereford. The city centre is easily accessible (approx 2 miles) via good walking and cycling routes including a riverside path.

Services

Mains water, drainage, gas and electric are connected to the property.

Broadband

Standard 4 Mbps 0.5 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Zzoomm, Openreach

Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Hereford City via the A49 and take the A465 Abergavenny Road as far as the roundabout with Tesco to your right, take the third exit into Northolme Rd and go to the mini roundabout at which turn left into Dorchester Way and take the third left into Cranborne Close where the property is found on the right hand side.

What3words/////soft.tanks.deck



