



£172,500 Guide Price

POLTON TERRACE, HEREFORD HR2 7GF

Semi-Detached House | 2 Bedrooms | 1 Bathroom

07725 138369



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Step Inside

Key Features

- 2 DOUBLE BEDROOMS
- LOCAL AMENITIES WITHIN WALKING DISTANCE
- NO ONWARD CHAIN

Property Description

A well presented 2 double bedroom home in an ideal spot within a quiet cul-de-sac and within walking distance of local amenities.

Main Particulars

A well presented 2 double bedroom home in an ideal spot within a quiet cul-de-sac and within walking distance of local amenities.

Entrance hall - lounge - kitchen – WC – 2 double bedrooms - family bathroom - enclosed rear garden – off road parking

Belmont offers a wealth of facilities including a supermarket, doctor surgery, post office and take away and a busy community hall and is well served by a bus route into Hereford city centre.

The Property

Entrance – The hallway is a bright entrance to the property and allows access to the downstairs rooms and to the upstairs.

Kitchen – The kitchen is well fitted with walnut and hi gloss units with an integrated gas hob, electric oven, fridge freezer and washing machine with spaces for a fridge freezer. There is also a breakfast bar.

WC

Lounge – This lounge is bright and has double patio doors to the rear garden

Upstairs;

Bedroom 1 – Bedroom 1 is a good size double with fitted wardrobes.

Bedroom 2 – Another double room with rear aspect.

Family Bathroom – The family bathroom has a bath with shower over

Outside

The front of the property benefits from off road parking and a small planted area. The rear garden has a large patio area with a faux grass area for easy maintenance. There is also a shed and side access.

Property information:

Mains gas, mains electric, mains water & sewerage (water is metered), gas central heating

Remainder of NHBC guarantee



Energy Performance Certificate



3, Polton Terrace, HEREFORD, HR2 7GF

Dwelling type: End-terrace house
Date of assessment: 15 August 2016
Date of certificate: 15 August 2016

Reference number: 0948-3845-7184-9196-0601
Type of assessment: SAP, new dwelling
Total floor area: 59 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

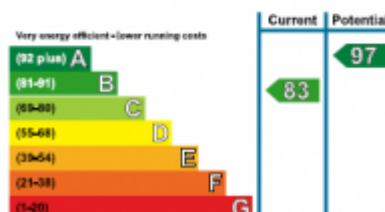
Estimated energy costs of dwelling for 3 years:	£ 942
Over 3 years you could save	£ 96

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 555 over 3 years	£ 555 over 3 years	
Hot Water	£ 261 over 3 years	£ 165 over 3 years	
Totals	£ 942	£ 846	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and

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