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# 6 St Becketts Mews, Glastonbury Close, Belmont, Hereford, HR2 7YW

*'Situated to the south of Hereford City a well presented, one bedroom detached Coach House with gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

## £168,500 (Freehold)

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**LOCATION**
The property is located in the popular Belmont district which is located to the south of Hereford City. In the area are a range of amenities including Tesco and Lidl Supermarkets, library, doctors surgery and Hereford as a whole offers a wide range of shopping, leisure, recreational facilities and educational establishments together with bus and railway stations.

**DESCRIPTION**
The subject property is a well presented, one bedroom detached Coach House with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, open plan lounge/kitchen/dining area, inner hallway, bedroom and bathroom. In more detail the accommodation comprises:

**ON THE GROUND FLOOR:**

**Canopy Entrance Porch**
With front aspect double glazed panelled entrance door leading to the entrance porch with vinyl flooring and door to the inner hallway.

**Inner Hallway**
With panelled radiator, vinyl flooring, smoke alarm, stairs to the first floor and door to the garage.

**Open Plan Lounge/Kitchen/Dining Area**
5.82m (19'1) x 5.03m (16'6)

**Kitchen**
With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, integrated Bosch oven, integrated gas hob and cooker hood over, space for upright fridge freezer, breakfast bar, rear aspect triple glazed velux sky light, dimmable LED light, two type A and two type C USB charging points and vinyl flooring.

**Sitting Room Area**
With front aspect double glazed window, rear aspect triple glazed velux sky light, gas fire with decorative surround, panelled radiator, smoke alarm and access to the inner hallway.





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**Inner Hallway**
With cupboard housing the gas central heating boiler with shelving doors to bedroom and bathroom.

**Loft Space**
Insulated and partially boarded with three LED lights, television aerial and DAB radio aerial.

**Bedroom 1**
3.25m (10'8) (maximum) x 3.12m (10'3)
With front aspect double glazed window, panelled radiator and access hatch to loft space.

**Bathroom**
2.36m (7'9) (maximum) x 1.68m (5'6)
With suite comprising panel enclosed bath with electric shower over, mixer tap, panelled radiator, low flush wc, vanity wash hand basin, rear aspect velux sky light and vinyl flooring.





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**OUTSIDE:**
To the front of the property is a tarmacadam driveway giving access to the GARAGE (16'3 x 8'11 maximum) with up and over door, power, lighting, under-stairs storage area, panelled radiator, door to the entrance hall and double glazed rear access door to the garden. The garage has a 7.3kw cable installed for a car battery charger.

To the immediate rear of the property is a courtyard garden which is laid to patio. There is a useful storage shed (9'11 x 7'8) with power and lighting. The garden is enclosed by fencing to provide a degree of privacy with a side access gate.







**COUNCIL TAX BAND A**
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.

The property is connected to fibre broadband via Zoom.

**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 fourth exit, continue to the mini roundabout and take the second exit along Abbotsmead Road taking the first right hand turning into Whitefriars Road. Continue along Whitefriars Road turning right into Sydwall Road. Take the first right into Glastonbury Close where the property is located on the left hand side as indicated by the agents 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.

**10th March 2026**
ID42360

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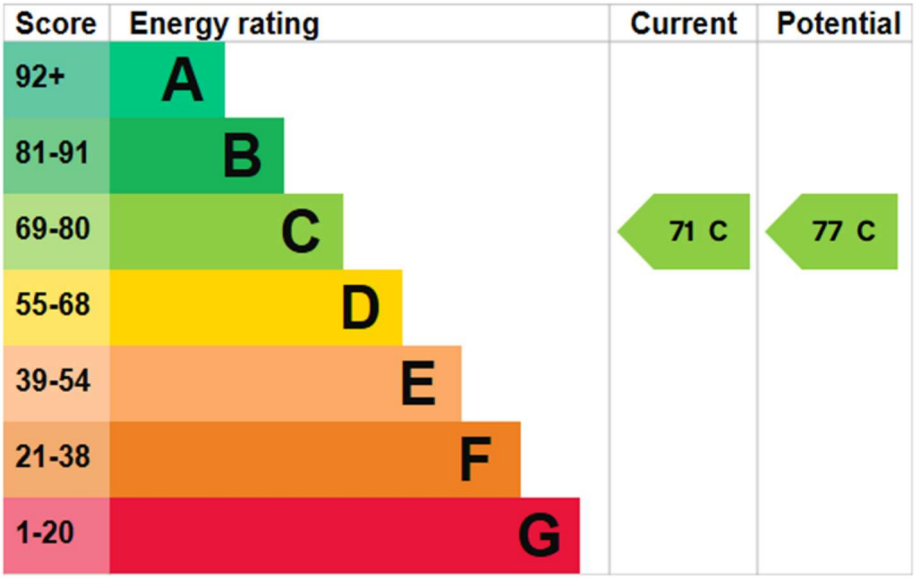
**ENERGY PERFORMANCE CERTIFICATE**

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 C.

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.

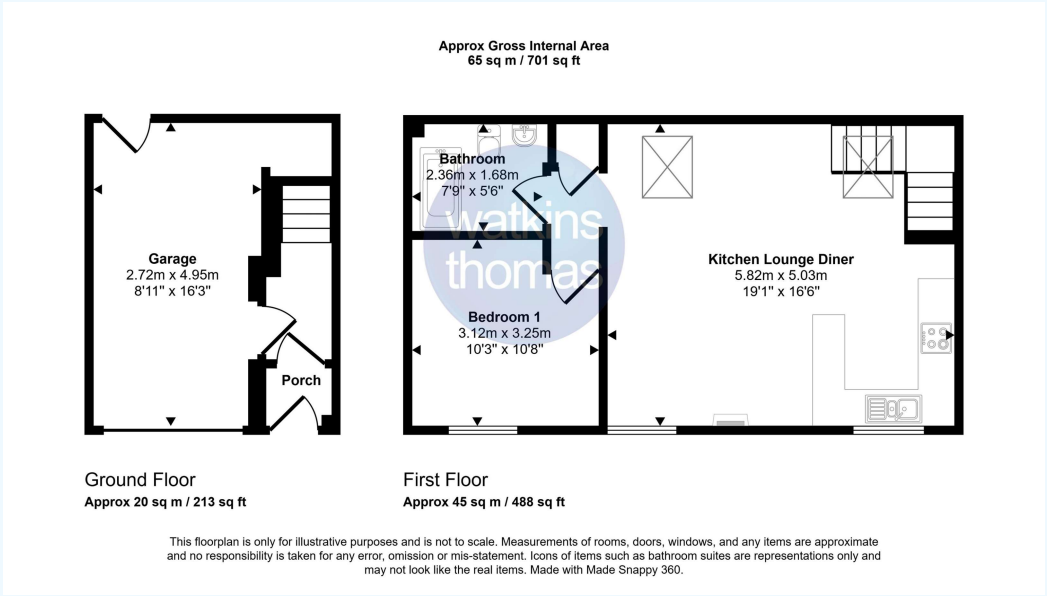
For properties in England and Wales:

- 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.




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