

FOR  
SALE



24 Westholme Road, Belmont, Hereford HR2 7UJ

£210,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular residential location, a modern two bedroom mid terraced house offering ideal first time buyer accommodation. The property benefits from two good sized bedrooms, low maintenance front and rear gardens, gas central heating, double glazing and also benefits from a single garage with parking to the front. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Modern mid terraced house*
- *Popular residential location*
- *Ideal first buyer accommodation*
- *Garage & parking*
- *Must be viewed!*
- *Gas central heating & double glazing*



## ROOM DESCRIPTIONS

### Ground floor

With composite entrance door leading into

### Entrance hall

With tiled floor, ceiling light point, radiator, fuse box, door into the living/dining space and archway leading into the

### Kitchen

Fitted with matching wall and base units with ample work surface space, 1 1/2 bowl sink and drainer unit, freestanding cooker with gas hob & oven and extractor over, space for freestanding fridge/freezer, under counter space for washing machine, cupboard housing the new Worcester Bosch gas central heating boiler.

### Lounge/dining room

With fitted carpet, ceiling light point, coving, radiator, carpeted stairs leading up and double glazed sliding doors leading out to the rear garden

### First floor landing

With fitted carpet, ceiling light point, loft hatch and doors to

### Bedroom 1

With fitted carpet, coving, ceiling light point, radiator, ample space for wardrobes, double glazed window with fitted blind.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and built in storage cupboard.

### Bathroom

Three piece white suite with panelled bath, mains fitment rainfall shower head over, low flush w/c, pedestal wash hand basin, tiled surround and floor, radiator, double glazed window, ceiling light point.

### Outside

To the front a low maintenance garden enclosed by fencing with paved pathway leading to the front door. To the rear a low maintenance garden laid to stone for ease and low maintenance enclosed by fencing. To the side of the property there is a single garage with up and over door with driveway parking space to the front.

### Directions

From Hereford proceed southwards along the A49 taking the 2nd exit at the ASDA roundabout along the A465 towards Belmont. After approximately 1 mile, take the first exit from the next roundabout onto Southolme Road, then turn right onto Westholme Road and the property will be found a short distance on the right hand side.

### General Information

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Tenure & Possession

Freehold - vacant possession on completion.

### Services

All mains services are connected. Gas-fired central heating.

### Outgoings

Council Tax Band 'B'

Water and drainage are payable.

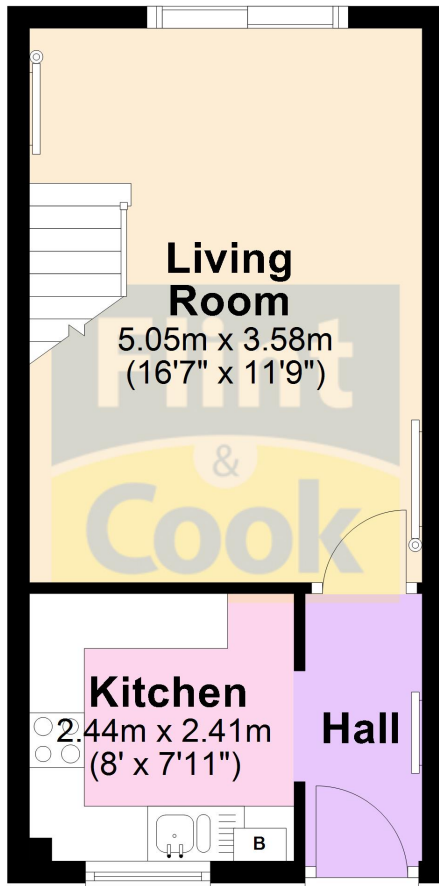
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

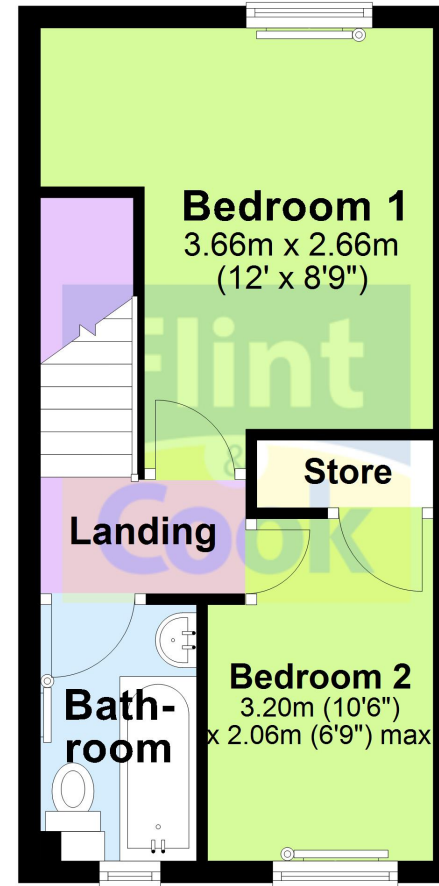
## Ground Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



## First Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           | <b>91</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>73</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England, Scotland & Wales                   |           |           |