

FOR
SALE



62 Wheatridge Road, Belmont, Hereford HR2 7UL

£155,000 - Freehold



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PROPERTY SUMMARY

Situated in this popular residential location, a 1-bedroom back-to-back property offered For Sale with no onward chain and currently has a tenant in situ.

POINTS OF INTEREST

- *1 bedroom back-to-back house*
- *Popular residential location*
- *Electric Heating*
- *Off Road Parking*
- *Enclosed Garden*
- *Current tenant in situ*
- *Ideal first time buyer/investor accommodation*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into

Entrance Hall

Fitted carpet, window to the front aspect and opening through to the

Lounge/Dining Room

Fitted carpet, window to the front aspect, electric radiator, carpeted stairs leading up and archway into the

Kitchen

Matching base and wall units with ample worksurfaces, electric oven and electric hob with cookerhood over, space/plumbing for washing machine and space for fridge/freezer, sink and drainer unit with tiled splashbacks, vinyl flooring.

First floor landing

Fitted carpet and doors into

Bedroom 1

Fitted carpet, window to the front aspect, fitted wardrobes, loft hatch, airing cupboard.

Shower Room

Suite comprising shower cubicle, wash hand-basin, low flush WC, electric heater, vinyl flooring, window to the front aspect.

Outside

To the rear of the property, there is a separate low maintenance garden providing the perfect outdoor space for entertaining and enclosed by a secure wall for privacy.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

Outgoings

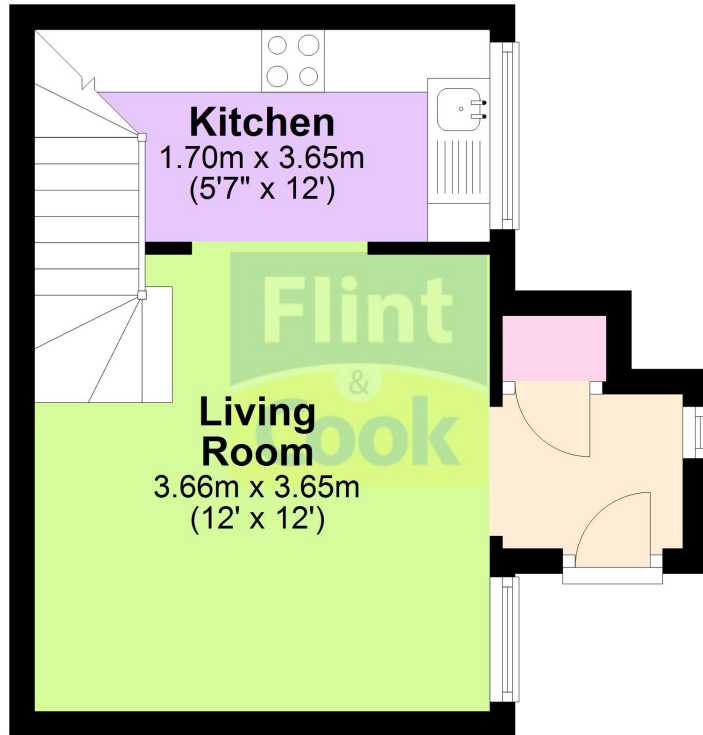
Council tax band A - payable 2023/24 £1461.04
Water and drainage - metered supply.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

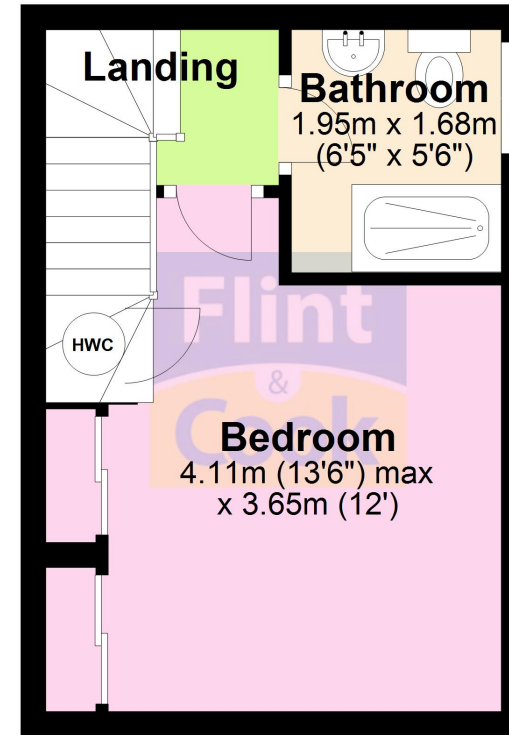
Ground Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 90 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| 46 | | |
| England, Scotland & Wales | | |