

FOR  
SALE



64 Westholme Road, Belmont, Hereford HR2 7SX

£450,000 - Freehold

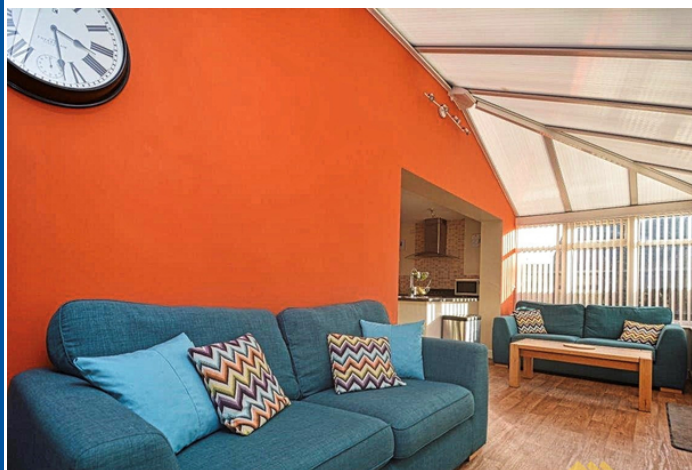
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Pleasantly situated on the outskirts of the city with views across Belmont Pool, a highly spacious detached 4/5 bedroom house offering ideal family accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, generously sized living accommodation, 2 ensuite shower rooms, double garage and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly spacious detached house*
- *Outskirts of Hereford City*
- *Double garage and good sized gardens*
- *No Onward Chain*



## ROOM DESCRIPTIONS

### **Recessed Entrance Porch**

With UPVC door through to the

### **Reception Hall**

With radiator, turning staircase to the first floor, central heating thermostat and doors to the cloakroom and kitchen.

### **Cloakroom**

Having a low flush WC, corner wash hand basin with tiled splash back, radiator and double glazed window.

### **Study**

With radiator, double glazed window to the front aspect, wall shelving and coved ceiling.

### **Kitchen**

With a range of wall and base cupboards, ample work surfaces with tiled splashbacks, a central work station / breakfast bar with 1 and 1/2 bowl sink unit, mixer tap over, radiator, spotlighting, Smeg free standing Rangemaster style cooker with extractor hood over and a door to the utility room.

From the kitchen there is open plan access to the large conservatory / garden room.

### **utility Room**

With sink unit, space and plumbing for an automatic washing machine and tumble dryer, radiator, wall and base cupboards and work surfaces.

### **Inner Lobby**

With useful under stairs store cupboard and an archway through to the lounge.

### **Lounge**

With fitted carpets double radiator, coved ceiling, feature fireplace with hearth, display mantle and wood burning stove, double glazed window and glazed double doors through to the large conservatory and access to the dining room.

### **Dining Room**

With fitted carpet, double radiator, coved ceiling, double glazed sliding patio door to the rear garden.

### **Conservatory / Garden Room**

Of brick and UPVC construction with power and light points, 2 radiators, access doors to the lounge, opening window vents, vertical blinds and 2 sets of double doors to the garden.

### **First Floor Landing**

With fitted carpet, radiator, built in airing cupboard, access hatch to the loft.

### **Bedroom 1**

With fitted carpets, radiator, double glazed windows and arch through to the dressing area with his and hers built in double wardrobes and a door to the ensuite shower room with suite comprising low flush WC, double shower cubicle with glazed sliding doors, vanity wash hand basin with storage below and mirror over, tiled floor, double glazed window and radiator.

### **Bedroom 5 / Study / Dressing Room**

With double glazed windows to the front and rear, built in double wardrobe, radiator and door to bedroom 2

### **Bedroom 2**

With fitted carpet, 2 radiators, a range of double glazed windows and glazed panel door to the ensuite shower room with shower cubicle with glazed sliding door, low flush WC, wash hand basin, double glazed window, recessed spotlighting, radiator and tiled floor.

### **Bedroom 3**

With fitted carpet, radiator, coved ceiling and double glazed window.

### **Bedroom 4**

With fitted carpet, radiator and double glazed window.

### **Bathroom**

With suite comprising bath with partially tiled wall surround, low flush WC., pedestal wash hand basin, double glazed window, radiator.

### **Outside**

To the side and rear of the property there is a good sized garden which is enclosed by fencing for privacy. To the rear the garden has been paved for easy maintenance on varying levels offering an ideal entertaining space, a real sun trap with useful vegetable beds and with large detached tool shed.

To the front of the property there is a good sized driveway providing ample off road parking facilities and this gives access to the double garage with electric remote twin roller doors, power and light points and ample storage space.

### **Directions**

Proceed south out of Hereford city to Belmont Road, taking the first exit at the Tesco roundabout onto Southolme Road turn right into Westholme Road and 64 is at the end of the road on your right hand side.

### **Viewings**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Services**

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

### **Outgoings**

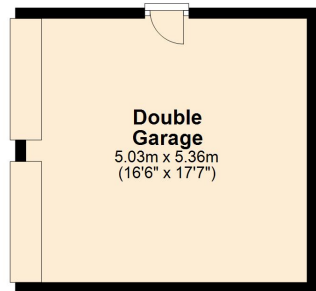
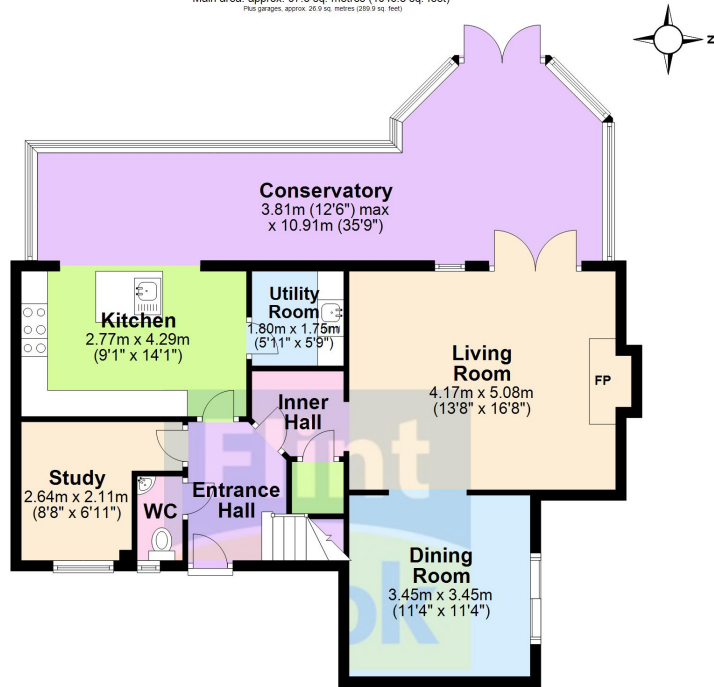
Council tax band - payable 2024/2025

Water and drainage - rates are payable.

### **Money Laundering Regulations**

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

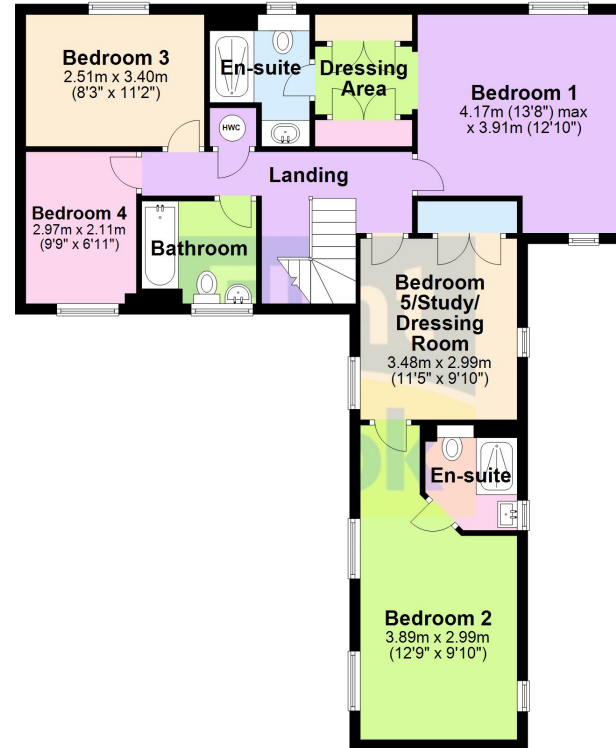
**Ground Floor**  
Main area: approx. 97.3 sq. metres (1046.8 sq. feet)  
Plus garages: approx. 26.9 sq. metres (289.9 sq. feet)



**Main area: Approx. 182.2 sq. metres (1961.3 sq. feet)**  
Plus garages: approx. 26.9 sq. metres (289.9 sq. feet)

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

**First Floor**  
Approx. 85.0 sq. metres (914.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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			
		68	76
England, Scotland & Wales			