



DIRECTIONS

Proceed south on Victoria Street/A49 for 0.4miles; use the right two lanes to turn slightly right onto Belmont Road/A465, and continue for approx. 1.1miles; at the roundabout, take the first exit onto Southolme Road, and continue for approx. 500ft, turn right onto Westholme Road, and continue for approx. 0.1 mile; turn right onto Blackthorn Close, and after approx. 230ft, the property will be on the right hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who used what3words: ///invite.deaf.sings.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council Tax Band 'B'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	63	89	
A			
(81-91)			
B			
(69-80)			
C	63	89	
(55-68)			
D			
(39-54)			
E			
(21-38)	63	89	
F			
(1-20)			
G	63	89	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

13 Blackthorn Close
Belmont Hereford HR2 7XU

£195,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • EPC VALID TO: 30/11/31. CURRENT 63. POTENTIAL 89. • COUNCIL TAX BAND - B. • Two bedroom end of terrace • No onward chain

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This two bedroom, end of terrace property is located in a cul-de-sac position, and benefits from, an open plan lounge and diner, a kitchen, two bedrooms, a bathroom, front and rear garden space, and parking for two vehicles between a driveway and a garage. Nearby are a range of excellent amenities, including primary and secondary schools, shops, public houses, a large Asda, Tesco superstore, a pharmacy, doctors, dental surgeries, also nearby fields plus woodland walks and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. Having easy access to Hereford City Centre via bus routes, offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station.

GROUND FLOOR

ENTRANCE HALL

The small entrance hall comprises of: a double glazed door to the front elevation; lino flooring; a ceiling light point; a central heating radiator, a staircase with fitted carpet leading to the first floor landing, and a doorway leading through to an open plan lounge and dining space.

OPEN PLAN LOUNGE AND DINER

5.05m x 3.6m (16' 7" x 11' 10") - MAXIMUM MEASUREMENT

The open plan lounge and diner comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; two central heating radiators; power points; television points; a telephone point, and a doorway leading through to the kitchen.

KITCHEN

2.67m x 3.6m (8' 9" x 11' 10")

The kitchen comprises of: lino flooring; a ceiling light point; a fitted kitchen with wall and base units, roll top work surfaces over the base units; space for a gas oven; space and plumbing for a washing machine; space for another appliance (e.g., fridge/freezer); a wall-mounted central heating boiler; a double glazed window to the rear elevation; a double glazed door to the rear elevation; a sink and drainer with one and a half bowl, and chrome mixer tap over; a central heating radiator, and a breakfast bar adjacent to the wall with space for stools.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: carpet flooring; a ceiling light point; loft access; a power

point, and access to the bedrooms and bathroom.

BEDROOM ONE

4.2m x 3.4m (13' 9" x 11' 2") - MAXIMUM MEASUREMENT

Bedroom one comprises of: carpet flooring, a ceiling light point; a central heating radiator; a double glazed window to the front elevation, and fitted wardrobe space with double doors, shelving and a hanging rail; power points.

BEDROOM TWO

2.06m x 3.3m (6' 9" x 10' 10") - MAXIMUM MEASUREMENT

Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator, and a single door opening into a large fitted space.

BATHROOM

The bathroom comprises of: lino flooring; a ceiling light point; ceiling extractor fan; a wash hand basin with hot and cold chrome taps over; partly tiled walls; a bath with hot and cold chromes taps over, a shower curtain rail, and a tiled wall surround, as well as an electric shower unit within the bath area; a double glazed window to the rear elevation with obscured glass; a low level WC with a low flush, and a central heating radiator

with a towel rail over.

OUTSIDE

FRONT OF THE PROPERTY

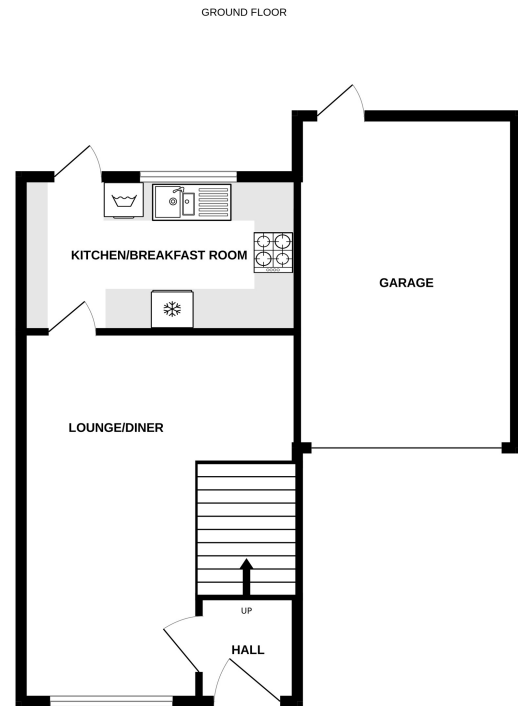
The front of the property comprises of: three slabs, a small low maintenance garden space laid to stone, a dropped curb allowing access onto a tarmac driveway with space to park one vehicle; and, a single garage with an up and over door, a pitched roof, power and lighting;

REAR OF THE PROPERTY

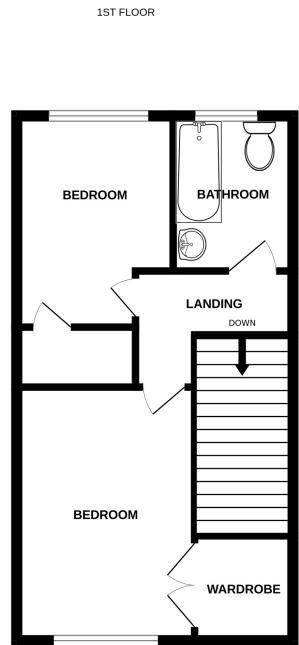
The rear of the property comprises of: a two-tiered garden; a patio seating area; a raised flower bed; fencing surrounding the boundary; a brick wall with steps leading to second tier of the garden; laid to lawn garden; planted shrubbery and trees, and a door giving access to the rear of the garden, with integral window to the door.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



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At a glance...

- ☒ OPEN PLAN LOUNGE AND DINER: 5.05m x 3.6m (16' 7" x 11' 10") - MAXIMUM MEASUREMENT
- KITCHEN: 2.67m x 3.6m (8' 9" x 11' 10")
- BEDROOM ONE: 4.2m x 3.4m (13' 9" x 11' 2") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 2.06m x 3.3m (6' 9" x 10' 10")

And there's more...

- ☒ Close to local amenities
- ☒ No onward chain
- ☒ Low maintenance garden