

FOR  
SALE



8 Westholme Road, Belmont, Hereford HR2 7UJ

£245,000 - 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 close to a range of local amenities, a modern three bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property benefits of driveway parking, a modern fitted kitchen and bathroom, new windows throughout and a new gas central heating boiler. The property also has the added benefit of being sold with no onward chain.

Hereford City centre is within easy driving distance and there is also a wide range of amenities available close by including primary and secondary schools, Tesco supermarket and fuel station, doctors surgery, countryside walks and regular daily bus services.

## POINTS OF INTEREST

- *Modern semi-detached house*
- *Three bedrooms, two receptions*
- *Driveway parking & enclosed garden*
- *New uPVC windows & gas boiler*
- *No onward chain!*
- *Ideal first time buyer/family accommodation*



## ROOM DESCRIPTIONS

### Ground floor

With canopy porch and entrance door into

### Entrance hall

With tiled floor, carpeted stairs leading up, new and updated consumer unit and doors into

### Kitchen

Tiled flooring, range of modern fitted wall and base units with wood-effect worksurfaces, integrated fridge/freezer, integrated washing machine, integrated dishwasher, single electric oven, 4-ring electric hob with extractor hood over, 1¼ bowl sink unit with mixer tap, radiator and double glazed window to the front aspect.

### Living room

Recently replastered and redecorated with laminate flooring, upright contemporary radiator, recess spotlights, new double glazed window and patio doors leading out to the rear garden.

### Dining room

Formerly the integral garage with double glazed window to the front aspect, radiator, tiled floor, plumbing for washing machine and a space has been created for a potential utility cupboard.

### First floor landing

With fitted carpet, loft hatch with pull down ladder (partly boarded) and doors to

### Bedroom 1

Recently replastered and decorated with wall panelling, radiator, fitted carpet and double glazed window.

### Bedroom 2

Fitted carpet, airing cupboard housing the new Worcester Bosch gas central heating boiler, double glazed window and radiator.

### Bedroom 3

An array of built of wardrobes available by separate negotiation, fitted carpet, radiator, double glazed window with fitted blind, ceiling light point.

### Bathroom

White suite comprising low flush WC, wash hand-basin with storage beneath, panelled bath with wall mounted electric shower, double glazed window to the front aspect, tiled flooring and wall mounted ladder style towel radiator.

### Outside

To the front of the property there is off-road parking for 2 vehicles and there is a useful side access to the rear garden with a patio area, raised lawn with rear decking and useful garden shed.

### 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 on the right hand side at the turning of Holm Oak Road.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Council Tax band 'C'

Water & drainage rates are payable.

### Services

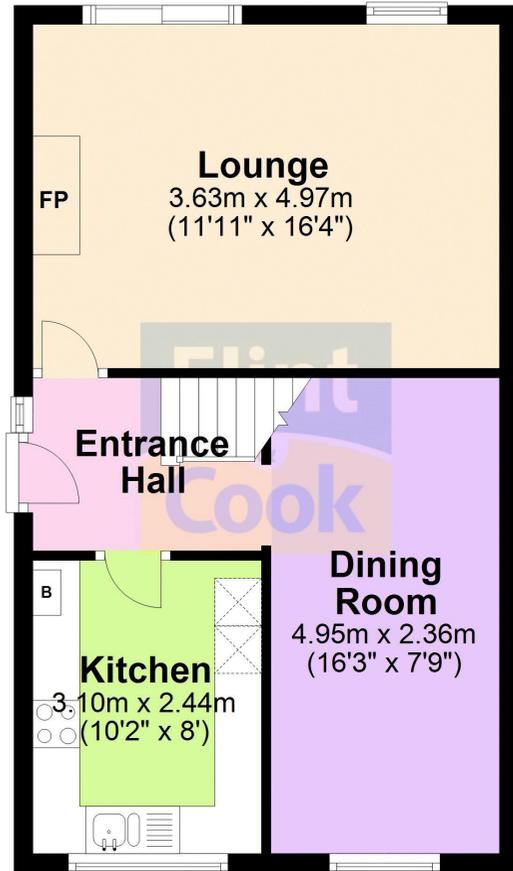
All mains services are connected. Gas-fired central heating.

### Money Laundering Regulations

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

### Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



Total area: approx. 80.0 sq. metres (861.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</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			
EU Directive 2002/91/EC			