



Williams

Williams Estate Agents

Present:

**Westholme Road
Hereford, HR2 7SX**

Offers Over £450,000

Four Bedroom Detached - Double Garage / Conservatory - Breakfast Room/ Utility Room/ Wc - Lovely Terraced Gardens - Superb Lake View -



Westholme Road, Belmont, Hereford, HR2 7SX

The Property: A rare opportunity to own this splendid property overlooking the Belmont Pools Lake. The property enjoys three reception rooms, a conservatory, a breakfast room, utility room, en suite off Bedroom one, a double garage and superb landscaped gardens. Other benefits include a downstairs Wc, gas central heating, double glazing, air conditioning to Bedroom 1 and of course the views across to the beautiful lake. Directions: Leave the city South West on the Belmont Road. Proceed to the roundabout turning left into Southholme Road and right into Westholme Road. Proceed to the top of the road where the property is to your right hand side.

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



ACCOMMODATION

Entrance Hall

With stairs to first floor, radiator, storage cupboard, doors off to:

Cloakroom

With Wc, wash hand basin, radiator, front aspect, tiled floor.

Sitting Room 21' 6" x 11' 2" (6.55m x 3.40m)

With front aspect, radiators, feature fireplace surround, double doors to dining room and sliding doors to:

Conservatory 11' 3" x 11' 2" (3.43m x 3.40m)

With feature tiled floor, constructed by Anglian, atrium style glass roof, doors to garden, feature wall mounted radiator.

Dining Room 11' 5" x 9' 0" (3.48m x 2.74m)

With rear aspect, radiator, double doors to sitting room.

Kitchen 12' 6" x 8' 0" (3.81m x 2.44m)

With a range of units, sink, built in cooker and gas hob, window to rear, serving arch, tiled floor, inset lighting, boiler, arch leads to:

Breakfast Room 12' 6" x 9' 0" (3.81m x 2.74m)

With window to rear aspect, radiator, door to external side, door to:

Utility room 8' 0" x 5' 4" (2.44m x 1.62m)

With sink, plumbing for washing machine, space for dryer..

First Floor Landing

With doors off to:

Bedroom 1 11' 7" x 11' 2" (3.53m x 3.40m)

With picture window over looking lake, radiator, Hitachi Air Con unit, built in double and single wardrobe, radiator.

Ensuite

With shower cubicle, Wc, wash hand basin with vanity surround, window to front, heated towel rail.

Bedroom 2 11' 3" x 10' 2" (3.43m x 3.10m)

With front aspect, built in wardrobe, radiator.

Bedroom 3 10' 0" x 8' 0" (3.05m x 2.44m)

With built in wardrobe, radiator, window to rear aspect.

Bedroom 4 10' 8" x 8' 8" (3.25m x 2.64m)

With window to rear aspect, radiator.

Bathroom 9' 3" x 6' 2" (2.82m x 1.88m)

With window to rear aspect, bath with shower, wash hand basin, Wc set in vanity display, tiled floor.

Double Garage 18' 0" x 18' 0" (5.48m x 5.48m)

With power and light, two up and over doors, pitched roof.

Exterior

A particular feature of this property are the landscaped gardens with beautiful stream effect water feature, terraced seating areas, mature plants and trees and patio area.

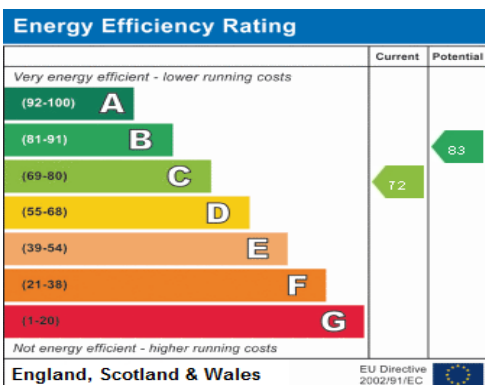
Hereford Office

Free Sales Valuations

Free Mortgage Advice

01432 277734

williamsestateagents.co.uk



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.