

20, Abbotsmead Road, Hereford, HR2 7SH
Price £340,000

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20 Abbotsmead Road

Hereford

Nestled in a desirable end of cul-de sac location in Belmont, this modern detached house offers a spacious layout to include three separate reception rooms and four bedrooms, totaling an impressive 1,475 square feet.

The location on Abbotsmead Road is particularly appealing, providing a peaceful residential setting with open parkland to the front and side, while remaining conveniently close to local amenities and transport links.

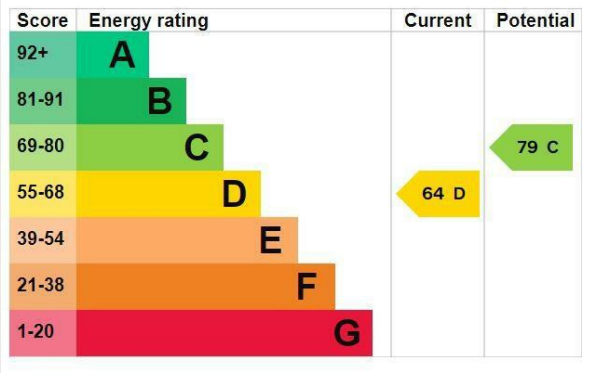
Built in 2001, this property has an excellent specification with benefits to include; gas central heating, double glazing, integral garage, large utility room, downstairs WC, en-suite shower room and ample parking.

The property is in need of some cosmetic improvements but does offer a fantastic opportunity to purchase a substantial family home in this popular area.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Large detached family home
- Four bedrooms, master with en-suite
- Three separate reception rooms
- Quiet end of cul-de-sac location
- Open parkland to the front and side
- Kitchen/breakfast room & utility room
- Integral garage with off road parking
- No onward chain

Material Information
Price £340,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: D (64)
For more material information visit www.cobbamos.com



Introduction
In brief the accommodation comprises; Entrance hall, downstairs WC, dining room, living room, kitchen/breakfast room, utility room, 3rd reception room and to the first floor is the family bathroom, three double bedrooms - master with en-suite and a fourth single room currently used as a dressing room.

Property Description
From the canopy porch, the property is entered into the entrance hall with stairs rising to the first floor and built in storage under, doors lead off to all rooms including the downstairs WC. The living room has a fireplace and patio door s to the rear garden, both the dining room and the third reception room have a double glazed window to the front aspect. The kitchen/breakfast room has space for a table and chairs, a range of wall and base units, oven and hob with extractor over, 1 1/2 bowl sink unit, integrated dishwasher, space for fridge and a door through to the utility room which has space for a fridge freezer, wall mounted Worcester boiler, stainless steel sink unit, space for washing machine and doors to both the garage and the rear garden. Carpeted stairs rise to the first floor landing with access to the loft, airing cupboard and doors leading off to all rooms. Bedroom one has an en-suite shower room, with shower cubicle, WC and vanity sink unit, Bedrooms two and three are both double rooms and bedroom four is a single room currently used as a dressing room with full length fitted wardrobes containing hanging space and shelving.

Garden & Parking
The property is approached via the driveway which also provides off road parking for several vehicles and leads to the garage which has a metal up and over door, power, light and door to the utility room. A block pavia path leads to the canopy porch and main entrance door.
The rear of the property is accessed via the living room or the utility room, mainly laid to lawn the garden also has a patio area and raised decking area all of which is enclosed by wooden panel fencing.

Location
Located 1.5 miles south/west of Hereford City Centre in the popular residential area of Belmont, with great local amenities that include: Tesco, Tesco petrol station, pharmacy, doctors surgery and bus services. There are many open spaces and footpaths on the doorstep with additional walks and amenities at Belmont Pools & Country Park. A wider range of amenities can be found in the city centre, including restaurants, a range of shops, multiplex cinema, doctors, hospital, primary and secondary schools. Transport links include the train station and County bus station.

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 73 Mbps 18 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Zzoomm, Openreach

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Likely
Vodafone Likely Likely

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

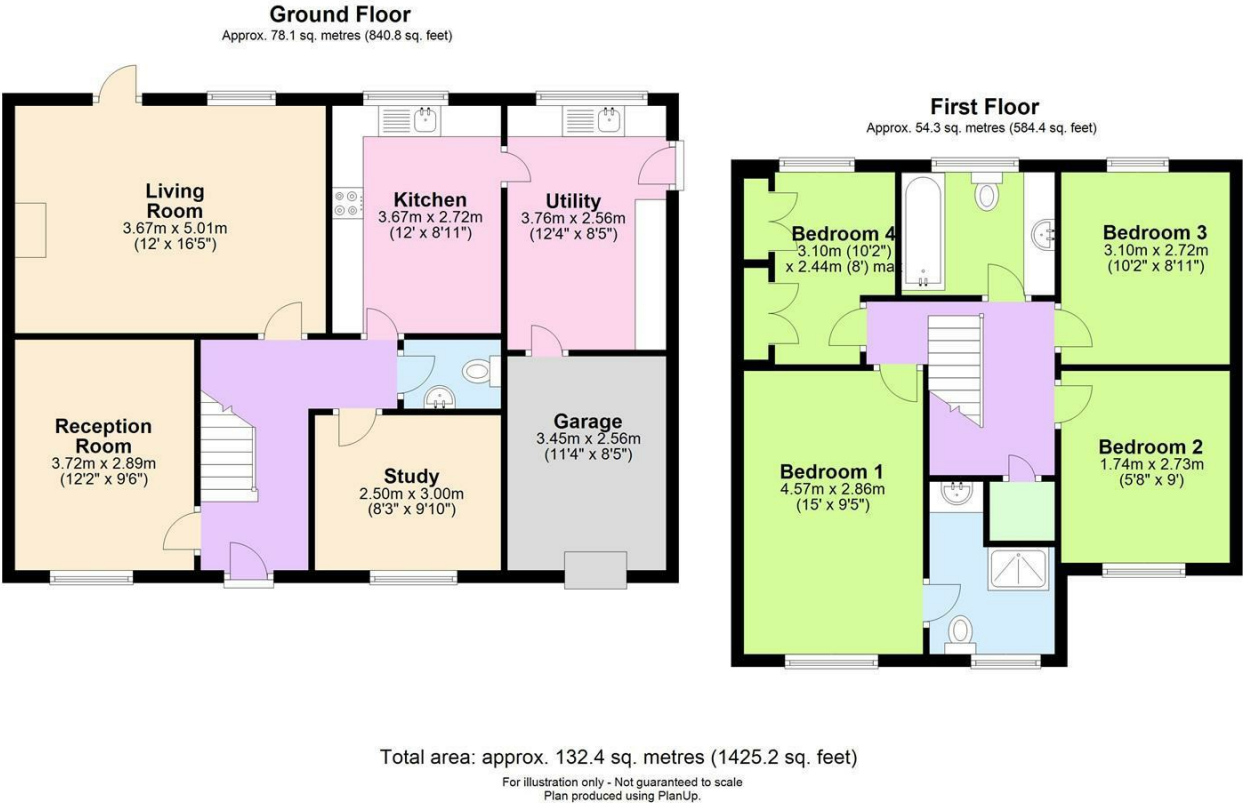
Services
All mains services are connected.

Herefordshire Council Tax Band - E

Tenure - Freehold

The Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Head south out of the city on Belmont Road (A465), at the Tesco roundabout take the third exit into Northolme, go straight over the mini roundabout and then turn left into Shellingham Way and left again into Abbotsmead Rd where the property is found at the end of the cul de sac.

