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## 14 Wyedean Rise, Belmont, Hereford, HR2 7XZ

*'Situated to the south of Hereford in the popular residential location of Belmont a three bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**NEW INSTRUCTION**

**£300,000 (Freehold)**

**Residential Sales and Lettings**

# 14 Wyedean Rise, Belmont, Hereford, HR2 7XZ

## LOCATION

The property is located to the south of Hereford City in the sought after residential location of Belmont. In the area are a range of amenities including Tesco's Supermarket, doctors surgery, library and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a three bedroom, detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation includes entrance hall, cloakroom, sitting room, dining room, kitchen, breakfast room, first floor landing, three bedrooms and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Front aspect double glazed entrance door with access to the entrance hall with coved ceiling, panelled radiator, laminate flooring, under-stairs storage cupboard, stairs to the first floor, door to the kitchen, cloakroom and sitting room.

#### Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, panelled radiator and vinyl flooring.

#### Sitting Room

3.18m (10'5) (maximum) x 4.37m (14'4)

With front aspect double glazed window, panelled radiator, gas fire with decorative surround, coved ceiling and access to the dining area.

#### Dining Area

2.97m (9'9) x 2.46m (8'1)

With rear aspect double glazed French doors to the garden, coved ceiling, telephone point and panelled radiator.



#### Kitchen

2.95m (9'8) x 2.57m (8'5)

With rear aspect double glazed window, stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven with gas hob and cooker hood over, plumbing and space for washing machine, space for tumble dryer, space for fridge, serving hatch to the dining room, vinyl flooring and access to the breakfast room.



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### Breakfast Room

2.54m (8'4) x 2.41m (7'11)

With rear aspect patio door to the garden, coved ceiling, panelled radiator, vinyl flooring and door to the garage.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space with smoke alarm, storage cupboard and doors to bedrooms and bathroom.

#### Bedroom 1

3.66m (12'0) x 3.23m (10'7) (including door recess)

With front aspect double glazed window, panelled radiator and built-in wardrobe.

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## Bedroom 2

3.2m (10'6") (maximum) x 3.07m (10'1")

With rear aspect double glazed window, panelled radiator and built-in wardrobe.



## Bedroom 3

2.36m (7'9") x 2.36m (7'9")

With front aspect double glazed window and panelled radiator.

## Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, fully tiled wall surround, extractor fan, light with shaver point and vinyl flooring.



## OUTSIDE:

To the front of the property is a lawn garden with driveway giving access to the GARAGE (17'11" x 8'6") with electric roller door, power and light. Wall mounted gas central heating boiler and door to the breakfast room.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. There is also a useful storage shed and the garden is enclosed by a mixture of walling and fencing to provide a degree of privacy.



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## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## COUNCIL TAX BAND D

Payable to Herefordshire Council

## VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

## DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along the Belmont Road, on reaching the roundabout take the fourth exit. Continue straight over the mini roundabout and take the third turning on the right into Wyedean Rise where the property is located on the left hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**30th January 2024**

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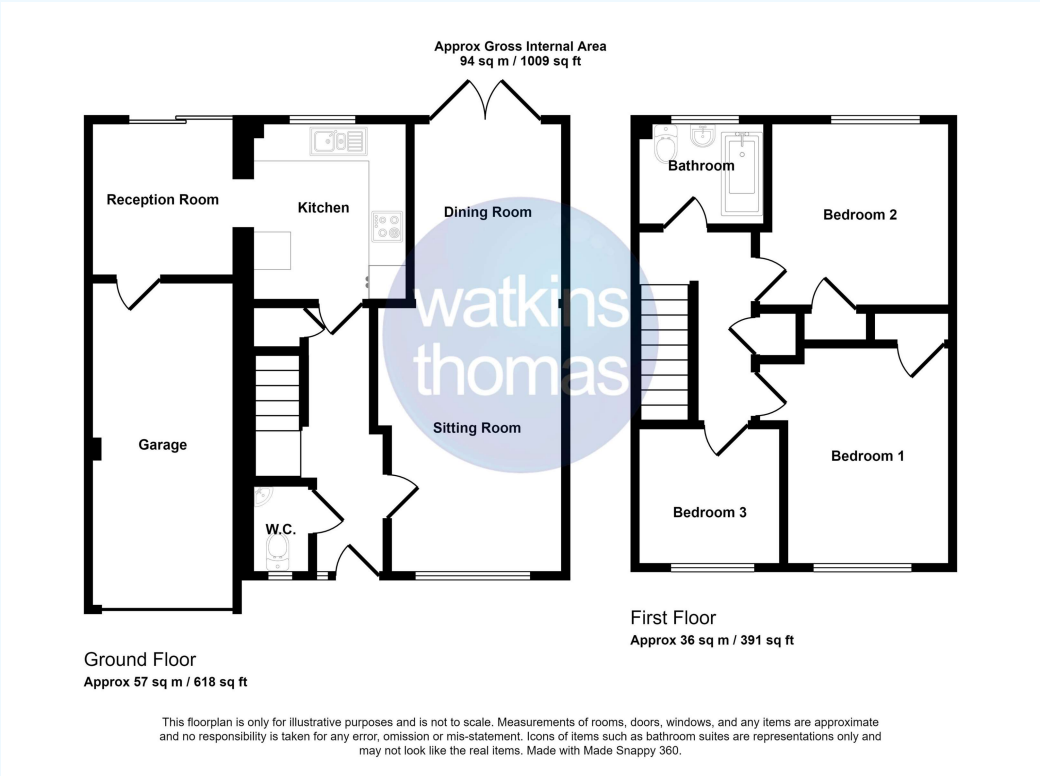
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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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