



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



8 Blackthorn Close, Belmont, Hereford, HR2 7XU

Located in a residential cul de sac to the south of Hereford and on the Belmont development, a one bedroom back to back house with central heating and double glazing. The property has a garden area and parking.

£129,950 (Freehold)

8 Blackthorn Close, Belmont, Hereford, HR2 7XU

LOCATION

The property is located about one and a half miles south of central Hereford in the Belmont residential district. The locality is served by a range of amenities, including a supermarket, doctor's surgery and city bus service. 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

8 Blackthorn Close is an established back to back one bedroom house which has a gas fired central heating system and double glazed windows. The property has a parking space to the front together with a store and the property also has a private allocated garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Lobby

1.22m (4') x 1.22m (4')

Approached through a double glazed door and with a double glazed window to the front, wood grain effect flooring, door to shelved cupboards and with an opening to;

Living Room

3.71m (12'2") x 3.66m (12')

With a double glazed window to the front, stairway off, light fitting, radiator, wood grain effect flooring and with a wall mounted thermostat. Opening to;



Kitchen

1.7m (5'7") x 2.67m (8'9") (lengthening to 11' 3")

With a double glazed window to the front, fitted base cupboards with wood block effect working surface over, upstand, further marble upstand and with a pair of double eye level cabinets. Single drainer sink unit with mixer tap, recess with plumbing for washing machine, recess for cooker and recess for an appliance together with a stainless steel cooker hood. Wood grain effect flooring.



ON THE FIRST FLOOR:

Landing

With doors to the bathroom and;

Double Bedroom

3.63m (11'11") x 3.43m (11'3")

With a double glazed window to the front, radiator, access hatch to loft storage space and door to airing cupboard with a wall mounted gas fired boiler which provides central heating and domestic hot water.

8 Blackthorn Close, Belmont, Hereford, HR2 7XU

Bathroom

1.98m (6'6) x 1.7m (5'7)

With white suite comprising bath with mixer tap with electric shower over, screen and tiled surrounds, vanity wash basin with cupboards below and mixer tap together with a low level WC. Double glazed window, radiator and wood laminate flooring.



OUTSIDE:

At the front of the property there is a tarmac driveway which leads to a storage shed (7' 5 by 10' 7). A shared pathway with stone chipping border runs to a gate which opens to a pathway running along a neighbour's property to an allocated garden/outside area which is approximately 9' 7 by 23' 6 which is laid to paving stones and there is a garden store.

COUNCIL TAX BAND A

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE


Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

DIRECTIONAL NOTE

From central Hereford, proceed south west on the A465 Belmont Road (Abergavenny Road) and at the roundabout by the Tesco supermarket turn left into Southolme Road. Take the first right hand turn into Westholme Road. Continue along Westholme Road and Blackthorn Close will be identified on the right hand side. Enter Blackthorn Close and number 8 will be identified by the agent's for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280 . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk , www.rightmove.co.uk or www.zoopla.co.uk.

5th January 2026

ID10872

8 Blackthorn Close, Belmont, Hereford, HR2 7XU

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.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

8 Blackthorn Close, Belmont, Hereford, HR2 7XU

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.

