



38 WHEATRIDGE ROAD

BELMONT HR2 7UL

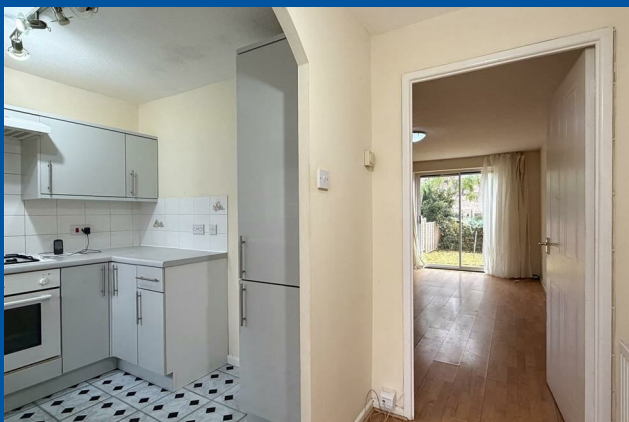
£175,000
FREEHOLD

Modern 2-bedroom mid-terraced house in popular residential area of Belmont close to local amenities with gas central heating, double glazing, parking and garden. Ideal for first time buyers or investor. Viewing advised.



38 WHEATRIDGE ROAD

- Two bedroom mid terraced home
- Gas central heating & double glazing
- Ideal first time buyer/ investor accommodation
- No onward chain
- Allocated parking
- Popular residential location



Ground floor

With entrance door leading into the

Entrance hall

With matwell and wood effect flooring, radiator, ceiling light point, central heating thermostat, archway leading into the kitchen and door into the lounge/dining room.

Kitchen

Fitted with matching wall and base units, work surface space over, 1 1/2 bowl sink and drainer unit, four ring gas hob with extractor over and electric oven below, under counter space for washing machine and space for freestanding fridge/freezer, wall mounted gas central heating boiler and fuse box, double glazed window to the front aspect and ceiling light point.

Lounge/dining room

With wood effect flooring, radiator, ceiling light point, double glazed sliding doors out to the rear garden and carpeted stairs leading up.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom one

With wood effect flooring, ceiling light point, double glazed window to the rear aspect and double built in wardrobe.

Bedroom two

With wood effect flooring, radiator, ceiling light point, two built in wardrobes and window to the front aspect.

Bathroom

Three piece white suite comprising panelled bath with shower head attachment over, pedestal wash hand basin, low flush w/c, double glazed window to the front aspect and radiator.

Outside

To the rear a garden laid to stone and shrubbery. There are two allocated parking space just a short distance from the property.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outgoings

Council tax band 'X' - £X for 2025/2026

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Directions

Proceed south out of Hereford along Belmont Road, at

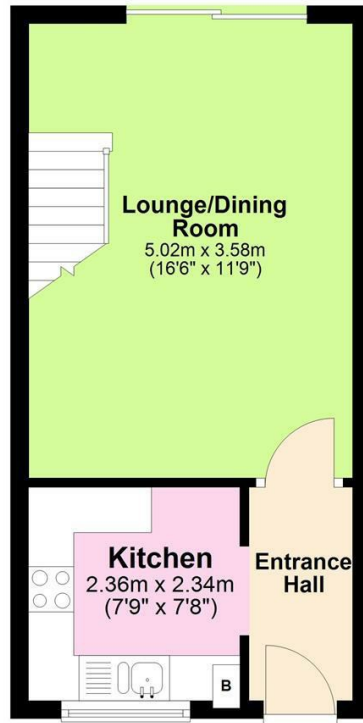
the roundabout take the first exit left onto Southolme Road and then the first right onto Westholme Road, take the right turning signposted for Wheatridge Road and follow the road round to the left where the property is situated on the right hand side.

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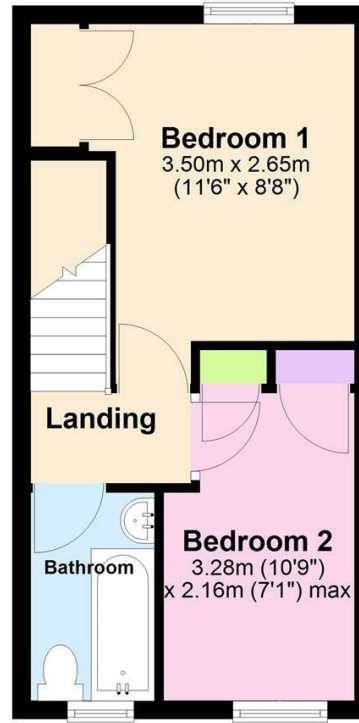
Ground Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



First Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)

EPC Rating: C **Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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