

## 13 WESTHOLME ROAD BELMONT HR2 7UJ

£215,000  
FREEHOLD

Situated in this popular residential location, a two double bedroom home offering ideal first time buyer accommodation and being sold with the benefit of no onward chain.

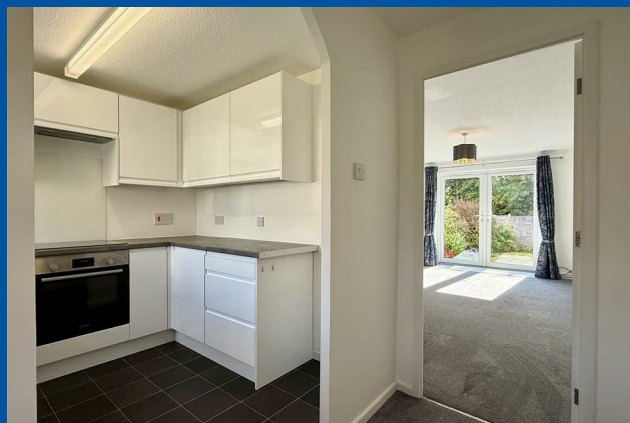
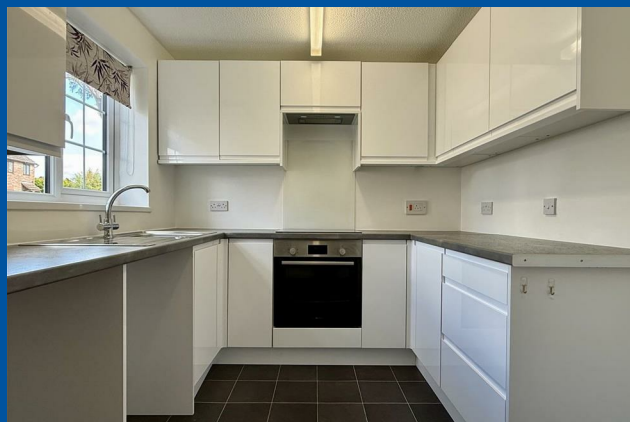
Comprising of a modern newly fitted kitchen and a large lounge/dining room to the ground floor with two double bedrooms and modern newly fitted bathroom to the first floor. The property also benefits from a single garage with driveway to the front and south facing rear garden. A viewing is highly recommended.





# 13 WESTHOLME ROAD

- Popular residential location • Two double bedrooms • Ideal first time buyer home!
- Modern newly fitted kitchen & bathroom • Garage, driveway & south facing garden • Sold with no onward chain!



## Ground floor

With canopy porch and entrance door leading into the

### Entrance hall

With fitted carpet, ceiling light point, wall mounted fuse box, internet point, archway opening into the kitchen and then door leading into the

### Lounge/dining room

With fitted carpet, spiral staircase leading up, radiator, smoke alarm, ceiling light point and double glazed french doors leading out to private & peaceful south facing rear garden.

### Kitchen

A modern fitted kitchen with white gloss matching wall and base units, ample work surface space, stainless steel sink and drainer unit, four ring Bosch electric hob, Bosch electric oven below and extractor hood over, under counter space for washing machine and dishwasher, space for a freestanding fridge/freezer, cupboard housing the gas central heating boiler, double glazed window to the front aspect.

### First floor landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors leading into

### Bedroom one

With pocket sliding door, fitted carpet, ceiling light point, radiator, fitted wardrobes and dressing table, double glazed window to the rear aspect.

## Bedroom two

With pocket sliding door, fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and built in storage cupboard with fitted wooden shelving

### Bathroom

A modern three piece white suite comprising panelled bath with mains fitment rainfall shower head over and part tiled surround, low flush w/c, wash hand basin with storage under, tiled splashback and illuminating mirror over, double glazed window, heated towel rail and vinyl flooring.

### Outside

To the rear there is a fantastic south facing garden with a paved patio area leading to a good sized area of lawn bordered with an array of ornamental plants and shrubbery enclosed by fencing. There is a personal door to the rear of the garage which has light and power and up and over door to the front. To the front a concrete driveway providing off road parking with an area of lawn and pathway leading to the front door and garage.

### Agents note

The new double glazed windows have recently been installed in 2024 and benefit from the remainder of a 10 year guarantee.

### Directions

Proceed south out of Hereford along Belmont Road and at the roundabout take the first exit left onto

Southolme Road, then taking the first right onto Westholme Road, the property is then situated a short distance down on the right hand side as indicated by the agents for sale board.

#### **Money Laundering**

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

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

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

#### **Tenure & Possession**

Freehold - vacant possession on completion.

#### **Viewing Arrangements**

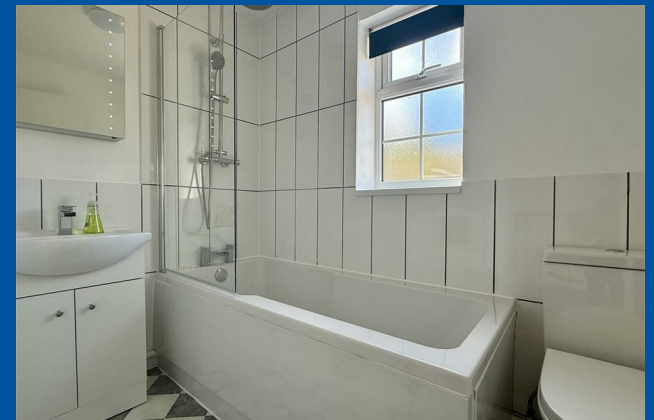
Strictly by appointment through the Agent (01432) 355455.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

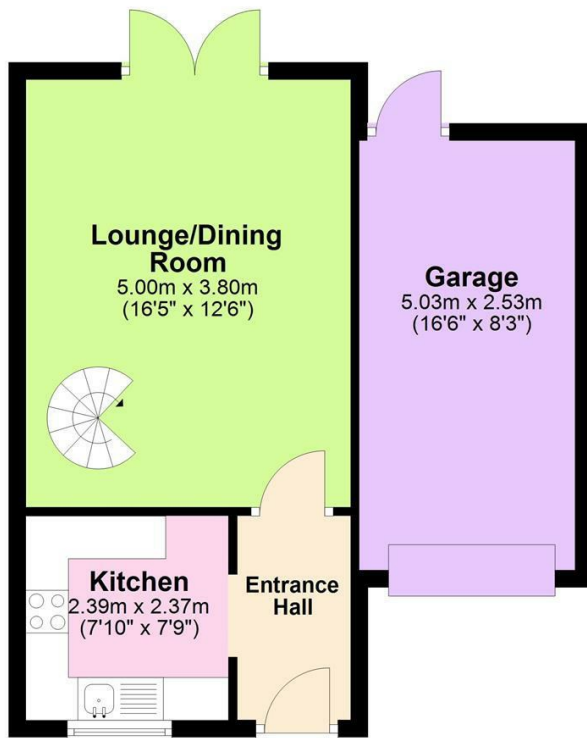
Saturday 9.00 am - 1.00 pm

## 13 WESTHOLME ROAD



## Ground Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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