

**24 WESTHOLME ROAD**  
**BELMONT, HEREFORD HR2 7UJ**

**£198,000**  
**FREEHOLD**

Situated in this popular residential location, a modern two bedroom mid terraced house offering ideal first time buyer accommodation. The property benefits from two good sized bedrooms, low maintenance front and rear gardens, gas central heating, double glazing and also benefits from a single garage with parking to the front. We highly recommend an internal inspection.



## 24 WESTHOLME ROAD

- Ideal first buyer accommodation
- Gas central heating & double glazing
- Garage & parking
- Must be viewed!
- Modern mid terraced house
- Popular residential location



### Full Description

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### Kitchen

Fitted with matching wall and base units with ample work surface space, 1 1/2 bowl sink and drainer unit, freestanding cooker with gas hob & oven and extractor over, space for freestanding fridge/freezer, under counter space for washing machine, cupboard housing the new Worcester Bosch gas central heating boiler.

### Ground floor

With composite entrance door leading into

### Lounge/dining room

With fitted carpet, ceiling light point, coving, radiator, carpeted stairs leading up and double glazed sliding doors leading out to the rear garden

### First floor landing

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

### Entrance hall

With tiled floor, ceiling light point, radiator, fuse box, door into the living/dining space and archway leading into the

### Bedroom 1

With fitted carpet, coving, ceiling light point, radiator, ample space for wardrobes, double glazed window with fitted blind.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and built in storage cupboard.

### Bathroom

Three piece white suite with panelled bath, mains fitment rainfall shower head over, low flush w/c, pedestal wash hand basin, tiled surround and floor, radiator, double glazed window, ceiling light point.

### Outside

To the front a low maintenance garden enclosed by fencing with paved pathway leading to the front door. To the rear a low maintenance garden laid to stone for ease and low maintenance enclosed by fencing. To the side of the property there is a single garage with up and over door with driveway parking space to the front.

### General Information

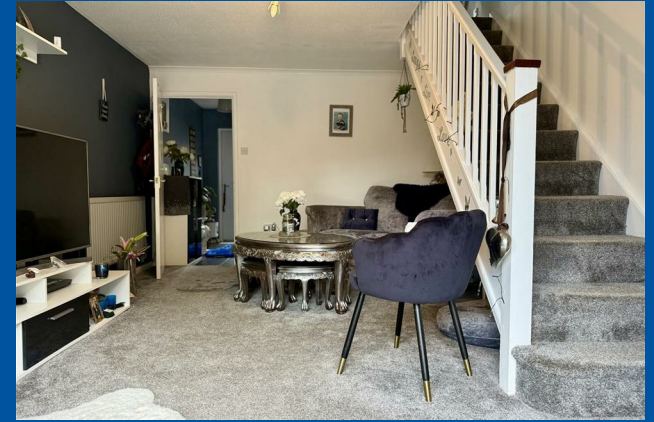
Money Laundering Regulations Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer. Viewing Strictly by appointment through the Agents, Flint & Cook 01432 355455 Tenure & Possession Freehold - vacant possession on completion. Services All mains services are connected. Gas-fired

central heating.OutgoingsCouncil Tax Band 'B'Water and drainage are payable.Opening HoursMonday - Friday 9.00 am - 5.30 pmSaturday 9.00 am - 1.00 pm

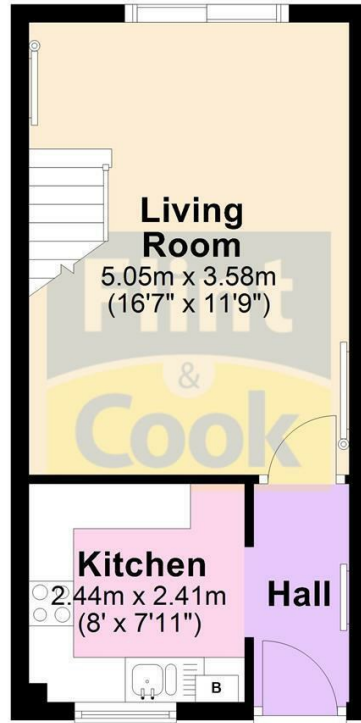
### Directions

From Hereford proceed southwards along the A49 taking the 2nd exit at the ASDA roundabout along the A465 towards Belmont. After approximately 1 mile, take the first exit from the next roundabout onto Southolme Road, then turn right onto Westholme Road and the property will be found a short distance on the right hand side.

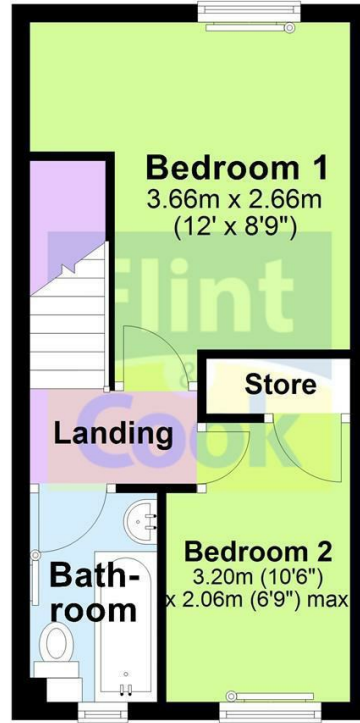
## 24 WESTHOLME ROAD



**Ground Floor**  
Approx. 27.2 sq. metres (292.6 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (294.0 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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