



4, Westholme Road, Hereford, HR2 7UJ  
Price £255,000

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# 4 Westholme Road Hereford

A great family home located in the popular residential area of Belmont on the South Western outskirts of Hereford city.

The property is semi detached and boasts features such as a 'wider than average' landscaped private rear garden and a large block paved driveway providing parking for 2 cars which leads to the garage currently used as a workshop.

Gas centrally heated and double glazed accommodation includes hallway, living room, dining room, fitted kitchen, three bedrooms and family bathroom.

Both countryside walks and a huge amount of local amenities are close at hand making this an enviable location - viewing recommended.

TO MAKE YOUR APPOINTMENT CALL 01432-266007

- Three bedroom home
- Semi-detached house
- Paved driveway for 2 cars
- Garage used as a workshop
- Fantastic rear gardens
- Two reception rooms
- Popular residential area
- Many local amenities
- Countryside walks nearby
- Gas heating & double glazing

## Material Information

**Price** £255,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

The double glazed and gas centrally heated accommodation comprises of - entrance hallway, living room, dining room, fitted kitchen, family bathroom & three bedrooms (two doubles and one single).

## Property Description

the property is approached via a canopy porch opening into the entrance hall with stairs to the first floor and a door into the living room which features laminate flooring, window to the front aspect and a further door out to the dining room. The dining area has a useful understairs storage cupboard, patio doors opening out onto the patio and gardens and an open arch through to the fitted kitchen which features a matching range of wall, base and drawer units with integrated appliances including washing machine, double oven, microwave and gas hob with extractor over, there is also a stainless steel sink unit under the window which overlooks the well maintained gardens. From the hallway carpeted stairs rise up to the landing where can be found the loft access hatch and airing cupboard housing hot water tank. Bedroom one has a window to the front aspect and wardrobes with sliding doors, bedroom two has a window to the rear aspect, bedroom three is a single room with window to the front. The family bathroom benefits from a heated towel rail, tiled floor, WC, pedestal wash basin, panel bath with tiled walls and electric shower over and obscure window to the rear.

## Garden & Parking

The property is approached from the road via a large block paved driveway that provides parking for two cars and gives access to the GARAGE which has double doors to the front, power, light and pedestrian door to the rear. The front has several bushes and shrubs and is enclosed to one side by a brick wall. The rear garden is accessed either from the garage or the patio doors which open out onto a large patio area with built in BBQ and is enclosed by a dwarf wall that surrounds the lawn area. The garden is wider than most as it also goes behind the neighboring garage and all is enclosed by wooden panel fencing.

## Location

Belmont is a popular residential area located on the South West outskirts of Hereford city. It is well serviced with many local amenities including doctors' surgery, pharmacy, supermarket, petrol station and bus routes into Hereford. The city centre is easily accessible (approx 2 miles) via good walking and cycling routes including a riverside path. There is also Belmont Country Park and Belmont Pools a short walk away.

## Services

All mains services are connected.

## Broadband

Standard 4 Mbps 0.5 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps Good  
Networks in your area - Zzoomm, Openreach

## Indoor & Outdoor Mobile Coverage

Please Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Head out of the city in the A465 Belmont Road. On reaching the Tesco roundabout take the first left and then first right into Westholme Road where the property is found on the right hand side.





