Trivett Hicks

2 Woodfield Gardens, Belmont, Hereford, HR2 9RN

Asking Price £359,500

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NEW PRICE. SPACIOUS LUXURY DEVELOPMENT for the over 50's.

Trivett Hicks is pleased to offer this luxury appointed four bedroom house, situated within the grounds of Belmont Abbey. The well presented, spacious property offers gas central heating, double glazing, gardens and a detached garage.
In brief, the property comprises: entrance hall, cloakroom, living room, dining room, fitted kitchen with integrated AEG eye level oven, hob and microwave, utility room all on the ground floor. To the first floor three bedrooms, the master bedroom having ensuite bathroom with separate walk in shower. To the second floor bedroom two which is very spacious with dual aspect to the front and rear. To the front, the property looks out over the communal gardens with feature pond. To the rear the property has off road parking space which leads to the detached garage, pedestrian gate then gives access to the low maintenance mainly paved garden. The property also has nearby access to woodland and stunning countryside walks.

NO CHAIN.

FULL DETAILS

ENTRANCE HALL
Two radiators, power points, stairs to the first floor, door to:

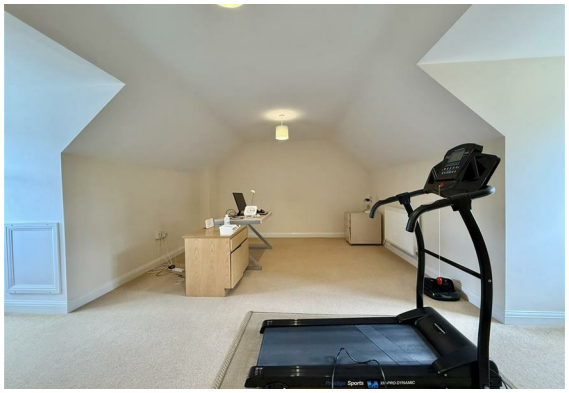
CLOAKROOM
Fitted with two piece suite comprising pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan, radiator, shaver point and light.

LIVING ROOM 11'5" x 16'8" (3.49m x 5.08m)
Double glazed bay window to the front aspect, radiator, telephone point, TV point, power points, two wall lights, fitted electric fire inset in feature fire place with cotswold style stone hearth and mantle over, double doors to:

DINING ROOM 13'1" x 11'11" (3.98m x 3.64m)
Double glazed window to the rear aspect, radiator, power points, coved ceiling, double glazed double doors to the rear garden, door to:

FITTED KITCHEN 9'2" x 8'11" (2.79m x 2.72m)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, splashback surround, space for fridge, fitted eye level AEG electric fan assisted oven, four ring ceramic hob with extractor hood over, built-in AEG microwave, double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

UTILITY ROOM 9'2" x 5'9" (2.79m x 1.74m)
Fitted with a matching range of base and eye level units with worktop space over, splashback surround, extractor fan, wall mounted Worcester gas boiler serving heating system and domestic hot water with heating timer control, plumbing for automatic washing machine, space for automatic washing machine, radiator, ceramic tiled flooring, power points, double glazed door which leads to the rear garden.



FROM ENTRANCE HALL STAIRS LEAD TO

LANDING
Radiator, power points, smoke detector, stairs to the second floor, door to:

BEDROOM ONE 11'5" x 18'4" (3.49m x 5.59m)
Two double glazed windows to the front aspect, two radiators, built in wardrobe, telephone point, TV point, power points, door to:

EN-SUITE BATHROOM
Fitted with four piece suite comprising panelled bath, shower cubical with fitted power shower and glass door, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, shaver point and light, obscure double glazed window to the front aspect, heated towel rail and ceiling spotlights, door to:

BEDROOM THREE 13'2" x 11'9" (4.02m x 3.59m)
Double glazed window to the rear aspect, built in wardrobes, radiator and power points, door to:

BEDROOM FOUR 9'3" x 8'4" (2.82m x 2.54m)
Double glazed window to the rear aspect, radiator and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin with tiled splashbacks, low-level WC, heated towel rail, extractor fan, shaver point and light, obscure double glazed window to the rear aspect, heated towel rail and ceiling spotlights, door to:

SECOND FLOOR

LANDING

BEDROOM 2 12'10" x 17'6" (3.91m x 5.33m)
Double glazed window to the front and rear aspect, radiator, telephone point, power points and access to eaves space.

DIRECTIONS
Leave Hereford on the A465, Belmont Road. At the roundabout, take the second exit continuing on the A465. Turn right into Ruckhall Lane and then take the first left towards Belmont Abbey. Continue along this road and the property will be seen a short distance along on the left hand side.

COUNCIL TAX
Band E £3083.01 2026/2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

TENURE
Freehold.

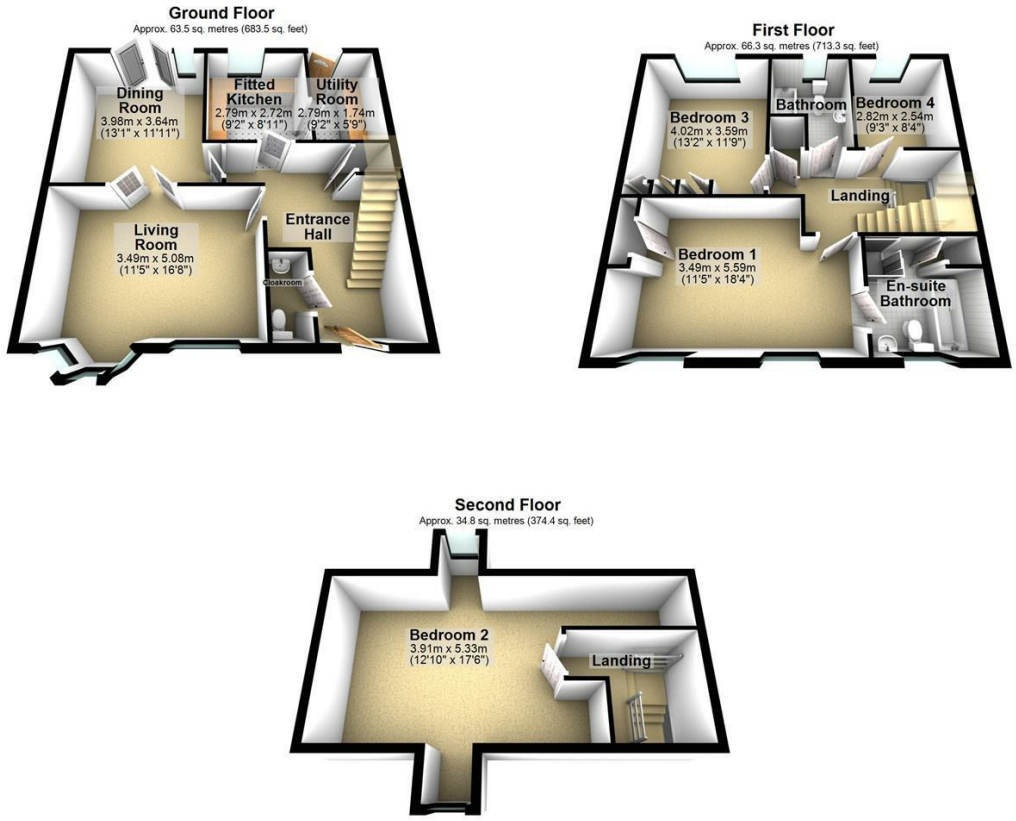
TO VIEW
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

AGENTS NOTE
There is a service charge TBV.

N.B.
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

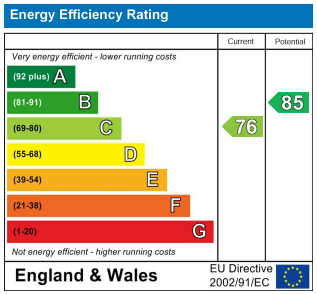
Floor Plan



Total area: approx. 164.6 sq. metres (1771.2 sq. feet)

Area Map

Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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