



Belmont, Hereford, HR2 7UE

Guide Price £205,000

Coppin Rise, Belmont, HR2 7UE

Guide Price £205,000 Freehold

Description

A very well presented two bedroom property which benefits from a modern kitchen, central heating, gardens with rear access and off road parking.

Key Features

- ✓ Two Bedroom
- ✓ Terraced House
- ✓ Central Heating
- ✓ Double Glazed
- ✓ Viewing Advised

Local Area

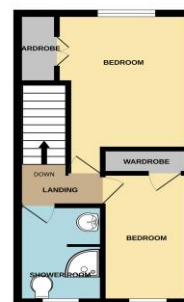
Located in the popular area of Belmont which enjoys excellent local amenities.

Directions Leave the city South on Belmont Road and at the 'Tesco' roundabout turn left into Southolme Road. At the next roundabout turn left into Waterfield Road and left into Yarlington Mill and right into Coppin Rise. The property is on your right hand side.

GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (51.9 sq.m.) approx.
Measurements are given as a guide only and should not be relied upon for legal purposes. Measurements are taken from the internal face of the walls and do not include the area of the walls, floors, ceilings, stairs, etc. The actual area may vary slightly from the above.

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Kitchen/Breakfast Room 11' 8" x 7' 10" (3.55m x 2.39m) With a range of modern units and breakfast bar, built in cooker and hob , sink, window to front aspect.

Lounge 16' 6" x 11' 9" (5.03m x 3.58m) With door to garden, stairs to first floor with cupboard under.

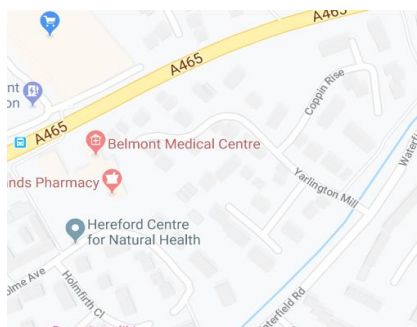
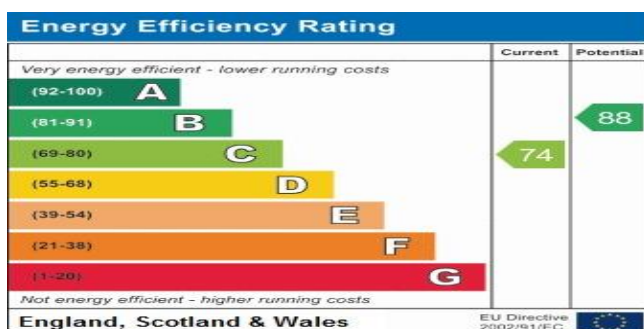
First Floor Landing

Bedroom 1 9' 5" x 11' 10" (2.87m x 3.60m) With built in wardrobe, window to rear.

Bedroom 2 10' 6" x 6' 8" (3.20m x 2.03m) With built in wardrobe, front aspect.

Shower Room 8' 0" x 4' 10" (2.44m x 1.47m) With shower cubicle and modern design white Wc and wash hand basin.

Exterior The property is approached over a driveway. The rear garden is presented to a high standard with lawn, patio and handy rear access.



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