



## 50 WHEATRIDGE ROAD BELMONT, HEREFORD HR2 7UL

**£169,500**  
FREEHOLD

Located to the south of Hereford City in a sought-after residential area, this well-presented one-bedroom coach house is ideally positioned within walking distance of Belmont Country Park and surrounding woodlands. Offering an excellent opportunity for first-time buyers or those looking to downsize, the property features a private driveway, single garage, and an enclosed rear garden, with open green space to both the front and rear aspects.

The property is offered for sale with no onward chain, and early viewing is highly recommended.

**Flint  
&  
Cook**

# 50 WHEATRIDGE ROAD

- Ideal for a first time buyer • Must be viewed!
- One bedroom coach house • Popular residential location south of Hereford City • Driveway, garage & garden • No onward chain!



## Full Description

Located to the south of Hereford City in a sought-after residential area, this well-presented one-bedroom coach house is ideally positioned within walking distance of Belmont Country Park and surrounding woodlands. Offering an excellent opportunity for first-time buyers or those looking to downsize, the property features a private driveway, single garage, and an enclosed rear garden, with open green space to both the front and rear aspects.

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## Ground floor

With entrance door into

## Entrance porch

With tiled floor, ceiling light point, wall mounted fuse box and door into

## Entrance hallway

With ceiling light point, wooden stairs leading up, space for coat and shoe storage and door leading into the garage.

## Stairs then lead up to the

## Lounge/dining room

A fantastic open, light and airy space with dual aspect double glazed windows to the front and rear with views to the garden and green space behind. With laminate flooring, ceiling light point, two storage heaters, an archway opening into the kitchen and archway to the hall

## Kitchen

Fitted with base units with work surface space over and tiled splash backs, stainless steel sink and drainer unit, space for freestanding fridge/freezer and under counter washing machine, electric oven and hob, ceiling light point, double glazed window to the front and vinyl flooring.

## Hall

With laminate flooring, loft hatch, airing cupboard housing the hot water cylinder and doors to

## Bedroom

A good sized double bedroom with ample space for wardrobes, fitted carpet, electric heater, ceiling light point and double glazed window to the front aspect.

## Bathroom

A modern white three piece suite comprising panelled P-shaped bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, double glazed window, ceiling light point and vinyl flooring.

## Outside

To the front a tarmac driveway with parking for one, giving access to the up and over door to the garage, a small border and lawn leads to the front door. The door from the rear of the garage (which has the potential for conversion subject to planning permission) leads out to the private garden which is mostly laid to lawn with a stoned patio area, bordered with an array of ornamental plants and shrubbery, enclosed by fencing. Outside tap.

## Garage

With light, power, up and over door to the front and door leading out to the rear garden.

## Directions

Proceed south out of Hereford on Belmont Road, at the roundabout take the first exit left onto Southolme Road, take the first exit right onto Westholme Road and then take the second exit right onto Wheatridge Road, follow the road round and the property is situated on the right hand side.

## Services

Mains water, electricity, drainage are connected.

Outgoings-Council tax band B - £1,905 for 2025/2026 Water and drainage rates are payable.

## 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

## Money Laundering

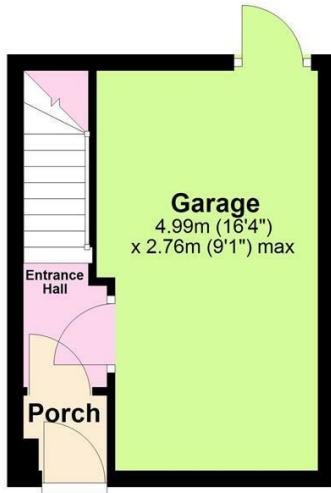
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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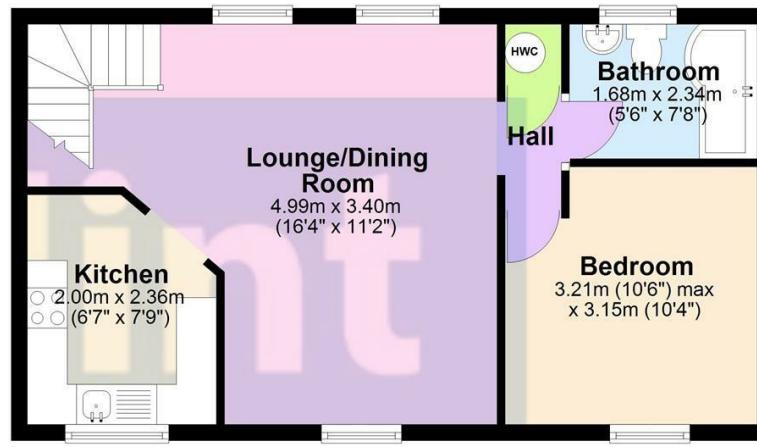
### Ground Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 63.7 sq. metres (685.7 sq. feet)

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



Infoterra Ltd & COWI A/S, Landsat / Copernicus, Maxar Technologies

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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