



22 WOODFIELD GARDENS

BELMONT, HEREFORD HR2 9RN

£325,000
FREEHOLD

Peacefully situated in this highly sought after over 55s retirement development, a deceptively spacious three bedroom house with three reception rooms, kitchen and utility, en suite bathroom, garage and south facing rear garden. No onward chain. We strongly recommend an internal inspection.



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- Popular retirement development • Generous sized living accommodation • Gas fired central heating and double glazing • En suite bathroom • Garage and south facing rear garden • No onward chain



Introduction

Spacious modern three bedroom freehold house in quiet cul-de-sac, set within the beautiful gardens and extensive grounds of Belmont Benedictine Abbey with its meadows and woods.

The property is also adjacent to Newtown Woods, the Belmont Country Park and Wye Valley with a footpath down to the river leading to the centre of Hereford.

Canopy Porch with partially double glazed entrance door to

Spacious Reception Hall

With radiator, stairs to the first floor, understairs storage cupboard, coved ceiling, central heating thermostat, useful cloaks/storage cupboard and door to

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with tiled splashback and mirror with shaver light over.

Lounge

With radiator, feature fireplace with hearth, display mantel and built-in gas coal effect living flame fire, double doors to rear patio and garden and internal double doors to

Dining Room

With coved ceiling, radiator and bay window enjoying a pleasant outlook across the communal gardens.

Downstairs Study

With radiator and double glazed window to the front aspect enjoying a pleasant outlook.

Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and

base cupboards, ample work surfaces with splashbacks, tiled floor, space for breakfast table, built-in oven, microwave, gas hob with splashback and cooker hood over. Built-in dishwasher, fridge freezer, double glazed window overlooking the rear garden, recessed spotlighting and radiator. Door to

Utility Room

With single drainer sink unit, wall and base cupboards, work surfaces, space and plumbing for washing machine, door to the rear garden, wall-mounted gas central heating boiler, tiled floor and radiator.

First Floor Landing

With fitted carpet, radiator, access hatch to loft space, built-in airing cupboard with shelving and door to

Bedroom 1

Impressive light and airy room with fitted carpet, two radiators, two double glazed windows to the front aspect enjoying a pleasant outlook across the communal gardens, ample space for wardrobes and door to

En-suite Bathroom

With suite comprising panelled bath with partial tiled wall surround, pedestal wash hand basin with tiled splashback, mirror with shaver light over, low flush WC separate shower cubicle with glazed folding door, double glazed window, radiator and extractor fan.

Bedroom 2

With fitted carpet, radiator, double glazed window enjoying a fine view to the rear and range of built-in wardrobes.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear enjoying a fine outlook.

Bathroom

With suite comprising panel bath with shower attachment over, pedestal wash hand basin, low flush WC, display shelving, radiator, recess spotlighting and extractor fan.

Outside

To the front of the property there are well maintained communal gardens with a feature central pond.

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which then leads on to the remainder of the good sized garden which is mainly laid to lawn bordered by flowers and shrubs. The garden is well enclosed by fencing to maintain privacy.

To the rear of the property a service road leads to a driveway providing off-road parking leading down to

Large Garage

With up and over door, power and light points, ample storage space and personnel door to the rear.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

The property is sold on a freehold basis but there is a £70 per month service charge to cover communal areas etc.

Directions

From Greyfriars Bridge in Hereford City Centre proceed south, at the major junction take the far right exit onto the A465

Belmont (Abergavenny) Road. After one mile continue straight over and take the second exit from the major roundabout. Take the next turning right heading towards Belmont Abbey, after half a mile turn left into the Abbey grounds, continue for 200 yards and the visitor's car parking area for the gated entrance into Woodfield Gardens will be found on the left-hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Residential lettings & property management

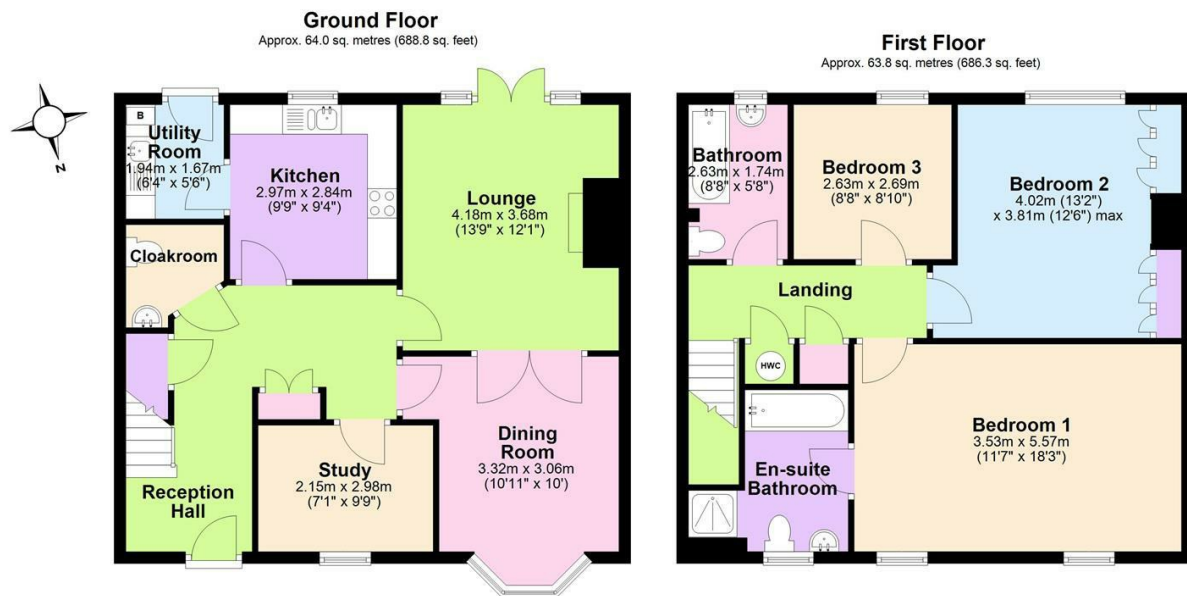
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

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Total area: approx. 127.8 sq. metres (1375.1 sq. feet)
22 Woodfield Gardens, Belmont, Hereford

EPC Rating: C Herefordshire Council Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(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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