



23 WYEDEAN RISE

BELMONT, HEREFORD HR2 7XZ

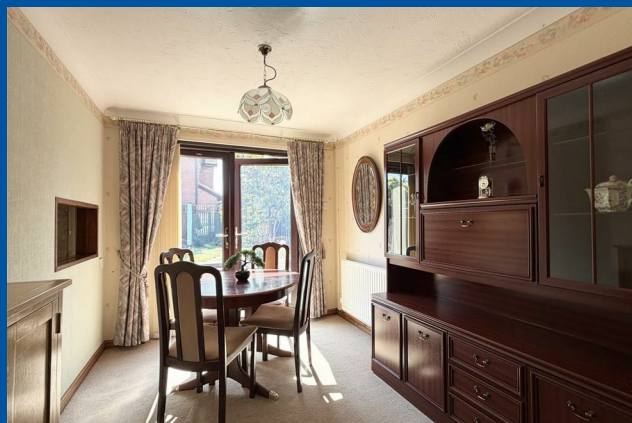
£310,000
FREEHOLD

Situated in this popular residential location and being sold with the benefit of no onward chain, an extended three bedroom detached property making an ideal home for a first time buyer or family. The property which has been extended to the ground floor offers spacious and flexible accommodation with three receptions, useful downstairs W/C, kitchen, three bedrooms and shower room to the first floor. The property also benefits from ample driveway parking, single garage & south facing garden. A viewing is highly recommended.



23 WYEDEAN RISE

- Extended detached house • Three bedrooms, three receptions • Garage, driveway & south facing garden • Sold with no onward chain • Ideal for a first time buyer/family • Must be viewed!



Ground Floor

With canopy porch and entrance door leading by into the

Entrance Hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage cupboard, has central heating thermostat, internet point and doors leading into

Downstairs W/C

With low flush w/c, wash hand basin with part tiled surround, radiator, double glazed window and ceiling light point.

Living Room

A spacious lounge with fitted carpet, large double glazed window to the front aspect with fitted blind, wall mounted gas fire with tiled hearth, radiator, two ceiling light points, coving and a large archway into the

Dining Room

With fitted carpet, central ceiling light, coving, radiator, servicing hatch into the kitchen and double glazed French doors out to the rear garden.

Kitchen

Comprising fitted wall and base units with work surfaces over and tiled splash backs, stainless steel sink and drainer unit, four ring induction hob with cooker hood over, integrated neff oven, under counter space for a washing machine and slimline dishwasher, space for a freestanding fridge/freezer, tiled floor, double glazed window and bi-folding door to the

Garden Room

A flexible space currently set up as a breakfast/sitting room with vinyl flooring, two radiators, wall light, power points and double glazed windows and doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch with pull down ladder, airing cupboard housing the hot water cylinder and fitted shelving with doors leading into

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, radiator, built in wardrobes with mirrored sliding doors and double glazed window to the rear garden.

Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Three

With fitted carpet, central ceiling light, radiator and double glazed window to the front aspect.

Shower Room

A modern fitted shower room comprising corner shower cubicle with panelled surround and electric shower head over, wash hand basin with storage below and illuminating mirror with shaver point over, low flush w/c, chrome heated towel rail and double glazed window to the rear.

Outside

To the rear there is a good sized south facing garden with a fantastic patio area perfect for entertaining, two sets of steps lead to the remainder of the garden which is a mix of lawn and patio with borders of plants and shrubbery, the rear garden is enclosed by brick walling and fencing. There is a useful wooden storage shed with attached pergola. There is a pathway leading to the side access gate with personal door into the rear of the garage. To the front there is a large tarmac driveway providing off road parking with a good sized area of lawn, there is access to the rear and access to the single garage with electric roller door, wall mounted gas central heating boiler and fuse box.

Directions

Proceed south out of Hereford City centre on the Belmont (A465 Abergavenny Road) and at the Tesco roundabout take the 4th exit into Abbotsmead Road. Continue for approximately 1/3 of a mile, turning right into Wyedean Rise.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

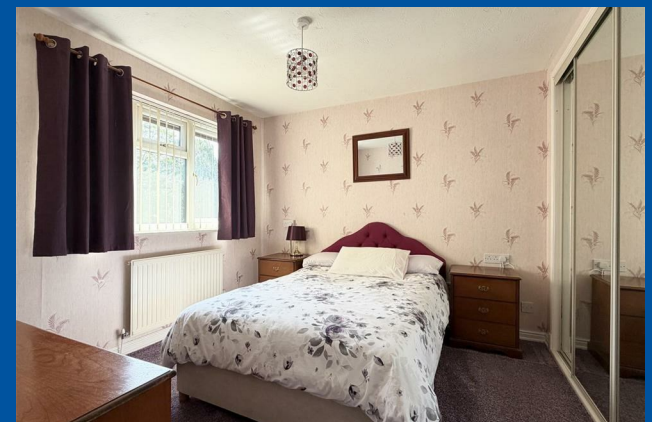
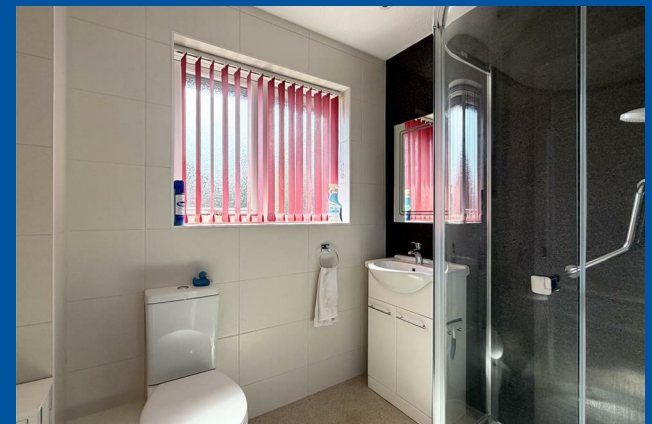
Tenure & Possession

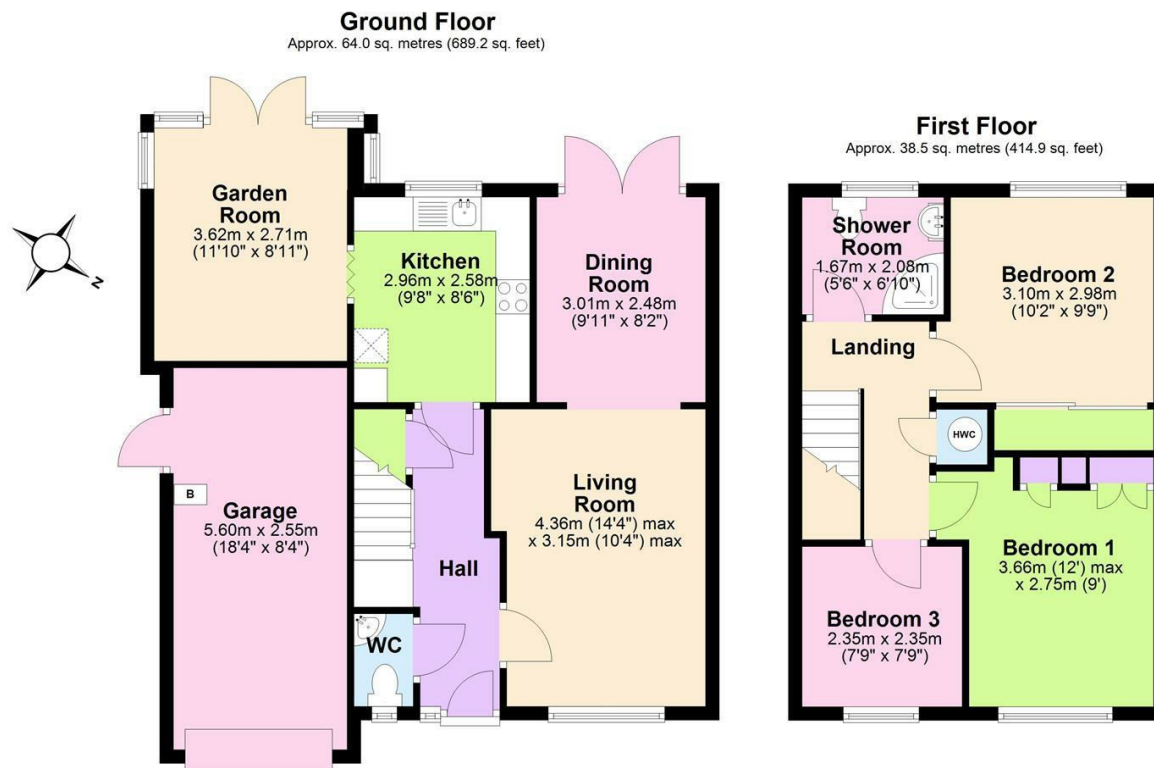
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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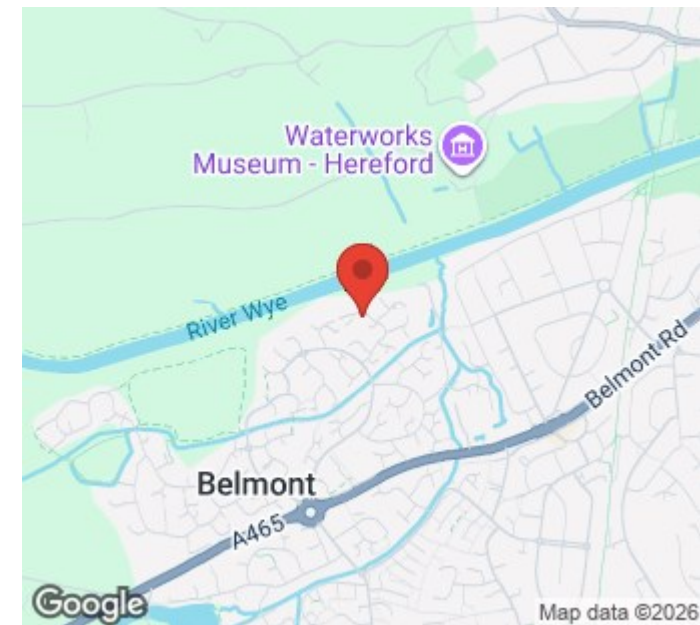




Total area: approx. 102.6 sq. metres (1104.1 sq. feet)

23 Wydean Rise, Hereford

EPC Rating: D Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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