



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



3 Cottonwoods, Belmont, Hereford, HR2 7UR

Situated to the south of Hereford City in the popular Belmont district, a two bedroom end of terrace home with gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden.

£195,000 (Freehold)

Residential Sales and Lettings

3 Cottonwoods, Belmont, Hereford, HR2 7UR

LOCATION

The property is set in a cul de sac position to the south of Hereford in the popular Belmont district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a two bedroom end of terrace home with the added benefit of gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden. The property comprises entrance porch, entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Glazed panelled double doors leading to the entrance porch with tiled flooring and glazed door to the;

Entrance Hall

With panelled radiator, tiled flooring, door to the sitting room and arch to the;

Kitchen

2.44m (8') x 2.39m (7'10)

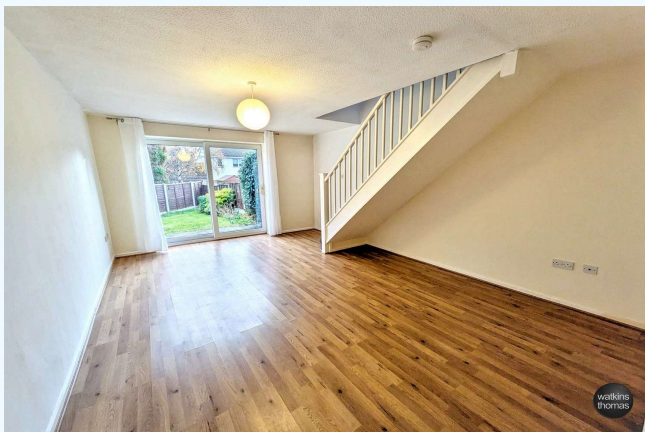
With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under, matching wall units, space for cooker with cooker hood over, space for washing machine, space for upright fridge/freezer and tiled flooring.



Sitting Room

5.08m (16'8) x 3.61m (11'10) (maximum)

With rear aspect double glazed patio door to the garden, panelled radiator, two TV points, stairs to the first floor, smoke alarm and laminated flooring.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

4.01m (13'2) (maximum) x 2.9m (9'6) (to the wardrobe)

With rear aspect double glazed window, panelled radiator and built in wardrobe with sliding doors.

Bedroom 2

3.18m (10'5) x 2.08m (6'10) (maximum)

With front aspect double glazed window, panelled radiator, laminated flooring and cupboard housing the gas central heating boiler.



Bathroom

2.31m (7'7) x 1.45m (4'9)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, vanity wash hand basin, low flush WC, panelled radiator, partially tiled wall surround, extractor fan, light with shaving point and vinyl flooring.



OUTSIDE:

To the front of the property is a lawned garden and path leading to the front door. A driveway gives access to the GARAGE (17' by 8' 8) with up and over door, power, light and glazed door to the rear garden. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There are various shrub borders and the garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND B

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

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DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the first turning on the left hand side into Southolme Road. Take the first right into Westholme Road and the first right again into Holm Oak Road. Turn left into Cottonwoods where the property is located on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

5th December 2025

ID41957

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

