

40, Wheatridge Road, Belmont, HR2 7UL  
Price £170,000

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40 Wheatridge Road  
Belmont

Introducing to the market this modern two bedroom property with no onward chain. Located in the popular Belmont residential neighborhood approx 2 miles South West of Hereford City and having the benefit of open green space to both the front and rear.

The accommodation is in need of some cosmetic updating but benefits from having two double bedrooms, large living room with patio doors opening onto the good size, L-shape gardens and there is allocated parking at the rear.

TO ARRANGE A VIEWING CALL 01432-266007

- Two double bedrooms
- Large reception room
- Two allocated parking spaces
- Family bathroom
- Hallway with storage
- Gas central heating
- Double glazing
- Fitted kitchen
- L- shaped rear gardens
- No onwads chain

Material Information  
**Price** £170,000  
**Tenure:** Freehold  
**Local Authority:** Herefordshire Council  
**Council Tax:** B  
**EPC:** C (73)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Introduction**  
The accommodation benefits from having gas central heating and double glazing and comprises of; entrance hallway, kitchen, living room, two double bedrooms and bathroom, rear garden and 2 allocated parking spaces to the rear.

**Property Description**  
The property is entered from the front into the entrance hallway, with a fitted storage cupboard and doorway into the kitchen which features a range of fitted units with roll top work top over, wall mounted central heating boiler, two double glazed windows to the rear, space for washing machine and fridge freezer and an electric cooker with extraction over. From the hallway a door leads into the living room with two radiator and double glazed patio doors to the rear.  
From the hallway stairs lead up to the first floor landing with doors leading off to all rooms. Bedroom one has a double glazed window to the side, built in wardrobe with double doors and a radiator. Bedroom two has double glazed windows to the front and rear, a radiator and over stairs storage cupboard. The bathroom has a double glazed window to rear, bath with shower over and shower screen, WC, sink with pedestal and towel rail.

**Garden & Parking**  
The allocated parking spaces are accessed by going under the archway, from which a wooden gate leads into the rear garden. The parking area is surrounded by open green space.

The garden, either accessed from the parking area or from the living room patio doors, is L shaped with a patio area and gravelled area which leads round to a wooden shed, surrounded by wooden fencing and trees.

**Location**  
Located 2 miles south of the city in the popular residential area of Belmont, with great local amenities such as supermarkets, food takeaways, doctors, pharmacy and countryside walks on the door step. The city centre can be accessed by car, bus, walking or cycling and offers a wide range of amenities including cinema, restaurants, shops, leisure facilities, primary and secondary schools.

**Services**  
Mains water, drainage, gas and electric are connected to the property.

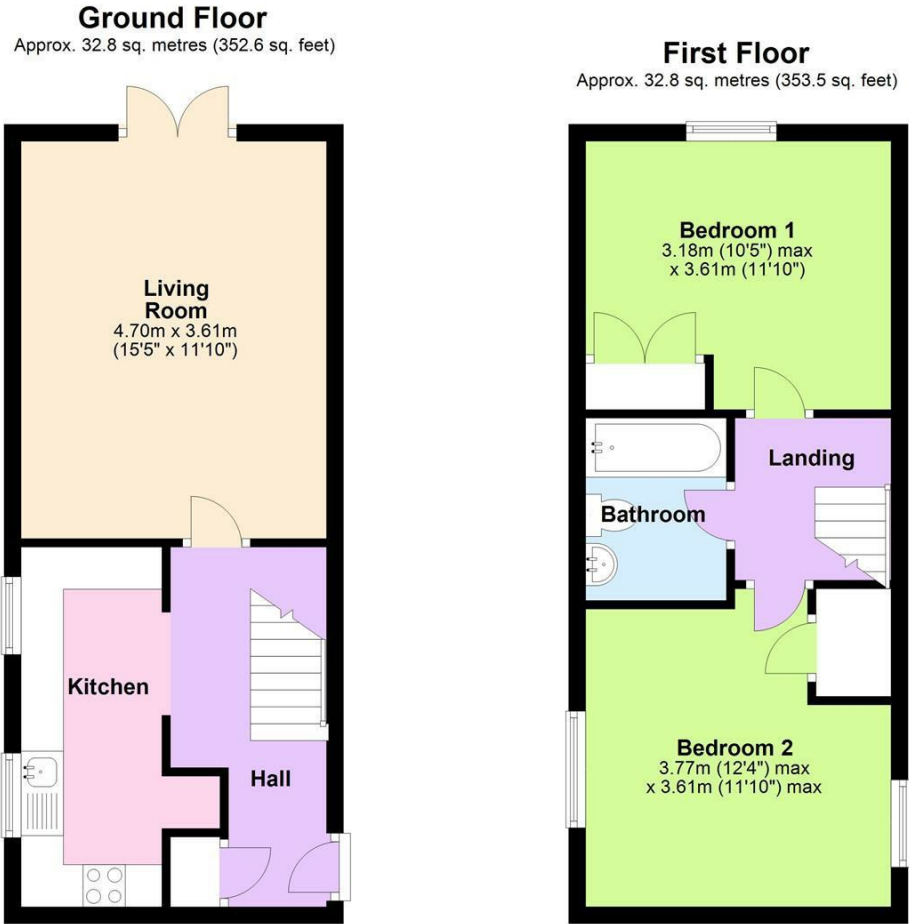
**Broadband**  
Standard 3 Mbps 0.4 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps  
Networks in your area - Openreach, Zzoomm

**Indoor Mobile Coverage**  
3 mobile - Good in home (ofcom)  
EE - Good in home (Ofcom)  
Vodafone - Good in home (Ofcom)  
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please check with your provider

**Outdoor Mobile Coverage**  
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In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

**Directions**  
Leave Hereford on the A465 South and continue until you reach the roundabout and take the first left on to Southholme road, then first right, on to Westholme Road, then second right on to Wheatridge Road and the property is just past Rowntree Close on the right hand side.

