

40, Wheatridge Road, Belmont, HR2 7UL
Price £195,000

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40 Wheatridge Road Belmont

This two bedroom terraced property consisting of entrance hallway, kitchen, living room, 2 double bedrooms and Bathroom, rear garden and 2 allocated parking spaces to the rear.

- Terraced Property
- Two bedrooms
- Kitchen
- Livingroom
- Family bathroom
- Gas central heating
- Double glazed
- Property being sold with tenant

Material Information
Price £195,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: C (73)
For more material information visit 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
Introducing to the market this two bedroom terraced property, Currently set up as rental property with tenant, located 2 miles south of the city in the popular residential area of Belmont, with great local amenities with a wide range of amenities can be found in the City Centre with a range of shops, cinema, restaurants with primary and secondary schools.

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

Ideal for anyone wishing to purchase a property which has a tenant

Property Description
This gas centrally heated terraced property comprises of entrance hallway, with storage cupboard off the hallway, opening into the kitchen, fitted units, roll top work top, two double glazed windows to the rear, space for washing machine, fridge freezer and oven, off the hallway door leading into Living room with double glazed patio doors, two radiators stairs leading to first floor with doors leading of to bedroom 1 , double glazed window to side, built in wardrobe with double doors and radiator, bedroom 2, double glazed windows to front and rear, with radiator, over stairs storage cupboard, bathroom having double glazed window to rear, bath with shower over and shower screen, w.c and sink with pedestal and towel rail. Garden has patio, with astro turf gate to rear which leads to 2 allocated parking spaces and common land.

Garden & Parking
The garden which is to the side, of the property is an L shaped with patio area, astro turf top the rear with a few trees surrounded by wooden fencing garden gate which gives you access to the 2 allocated parking spaces which are at the rear.

Location
Located 2 miles south of the city in the popular residential area of Belmont, with great local amenities with a wide range of amenities can be found in the City Centre with a range of shops, cinema, restaurants with primary and secondary schools.

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

Council Tax - Herefordshire Council Tax Band - B

Tenure - Freehold

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)
O2 - Good in home (Ofcom)
please check with your provider

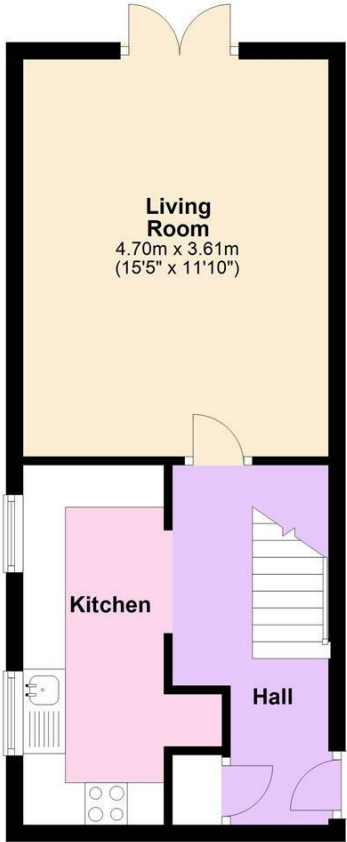
Outdoor Mobile Coverage
3 mobile - Good outdoor (ofcom)
EE - Good outdoor (Ofcom)
Vodafone - Good outdoor (Ofcom)
O2 - Good outdoor (Ofcom)
please check with your provider

The Money Laundering Regulations
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.

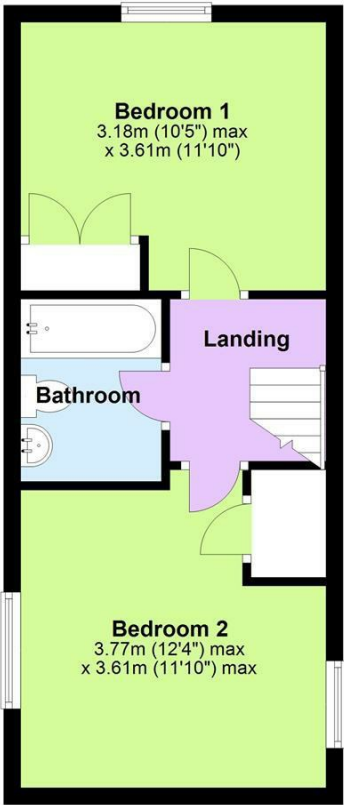
Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



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 A49 south on Victoria street, turn slightly left at the traffic lights on to the A465 till you reach the island, take the first left on to Southholme road, then first right, on to Westholme Road, then second right on to Wheatridge street and the property is just past Rowntree close on the right

