

34, Westholme Road, Hereford, HR2 7UJ
Price £265,000

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LAND & NEW HOMES

34 Westholme Road Hereford

An extensively extended three bedroom link semi-detached property, which offers comfort and convenience. With four reception rooms it offersplenty of space for entertaining and working from home.

It is located in the popular area of Belmont, close to local amenities and transport links nearby, and still being close to the City Centre.

TO BOOK YOUR VIEWING APPOINTMENT PLEASE CALL 01432 266007

- Extended Linked Semi-Detached
- Open plan Dining and Kitchen
- Separate snug & office
- Living room
- Off road parking
- Three Bedrooms
- Family bathroom
- Double Glazed windows
- Gas Central Heating

Material Information

Price £265,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: B (81)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

This three bedroom linked semi-detached house with gas central heating and double glazed throughout and benefits from off road parking and gardens to front and rear. The property has been extended to add an additional dining room, snug and office, with its living accommodation featuring a good size living room and a fully fitted kitchen which over looks the rear garden.

Property Description

The front door leads into the entrance hallway with radiator, door to the left is the cloak room, double glazed window to the front, with white w.c. sink with pedestal and radiator. back into the hallway door into the Livingroom, with double glazed window to the front, radiator, under stairs storage to the right a few steps down into (original the garage) the snug and door to the right leads you into the office with double glazed window to the front, radiator. From the livingroom, through to the kitchen, with a selection of kitchen cupboards, worktop, 1 1/2 bowl sink, built in dish washer and washing machine, space for oven and fitted hood and fridge freezer, having under stairs storage. Three steps down into the Dining room extension, double glazed patio doors to rear with two double glazed skylights, radiator and door back to the snug. Stairs to the first floor landing having airing cupboard,. loft hatch and door to Bathroom with double glazed window to rear, white suite, double shower head over, mirrored shower screen, w.c. sink with pedestal, radiator, bedroom 2 double glazed window to rear with radiator, Master bedroom having double glazed window to the front, radiator, Bedroom 3 with double glazed window to front, radiator and over stairs storage.

Garden & Parking

The property is approached via the driveway providing off road parking for one car, a path leads to front door with garden to the front and mature shrubs. Rear garden is accessed from the extended dining room through the patio doors to a block paving patio with steps up to garden lawn area, all is surrounded by fencing and has a variety of mature trees.

Location

Located approx 2 miles south of the city in the popular residential area of Belmont, with great local amenities such as supermarket, petrol station, doctors surgery and pharmacy and a wide range of amenities can be found in the City Centre including a range of shops, cinema, restaurants and primary and secondary schools. The fantastic Belmont pools are a short distant away as well as Belmont Country Park which is adjacent to open countryside and offers walks and play areas for the kids.

WhatThreeWords: ///shift.takes.title

Services

All main services are connected.

There are solar panels which can cover daytime electricity usage and are on a transferrable lease for a further 15 years.

Broadband

Standard 3 Mbps 0.5 Mbps Good
Superfast 193 Mbps 27 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

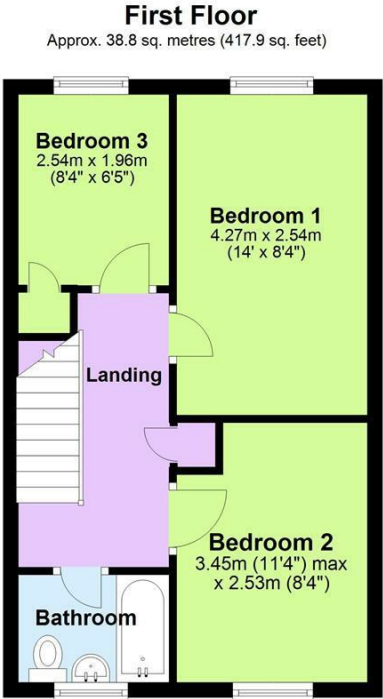
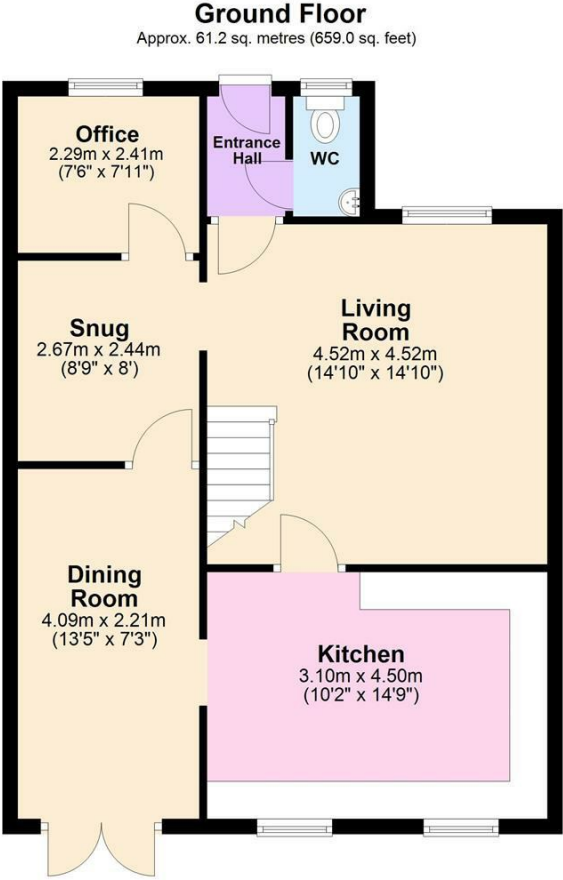
Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Anti 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.



Total area: approx. 100.0 sq. metres (1076.9 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

From Hereford City take the A49 South, then take the A465 Belmont Road until you reach the Tesco roundabout. Take the first left onto Southolme Road and first right into Westholme Road where the property is found on the right hand side.

