



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



8 Northolme Road, Belmont, Hereford, HR2 7SP

'Set on the edge of Belmont, near to public amenity space and a range of amenities, including a supermarket, an exceptional two bedroom semi detached home with single storey side extension. Throughout the property is superbly presented and has the benefit of a gas fired central heating system, double glazed windows and it boasts well proportioned rooms'

£235,000 (Freehold)

Residential Sales and Lettings

8 Northolme Road, Belmont, Hereford, HR2 7SP

LOCATION

8 Northolme Road is located to the south west of the city centre in a maturing residential district that lies close to an area of public amenity space and a community hall. In Belmont there are a range of amenities including a supermarket, children's play areas, a city bus service and the property is easily accessible to open public space.

DESCRIPTION

Number 8 Northolme Road is a semi detached well proportioned home which is larger than many houses of its time and has the benefit of a gas fired central heating system and double glazed windows. The ground floor accommodation has been re-modelled and extended to now feature a dining room/study area. A French door, from the well appointed kitchen, opens to and overlooks the rear garden. The garage has been converted to a workshop area and there is off road parking and a hard standing area. Beautifully presented throughout the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Lobby

1.22m (4'0) x .94m (3'1)

Approached through a modern composite double glazed door, double glazed window to the side, mat-well and with an opening to:

The Living Room

4.06m (13'4) x 3.35m (11') (13'10 maximum)

With a double glazed window to the front with vertical blind, radiator, stairway to the first floor, understairs storage cupboard and wall mounted thermostat. Door to:



The Kitchen/Breakfast Room

4.04m (13'3) x 2.46m (8'1)

Beautifully appointed and with a pair of double glazed French doors opening to and overlooking the rear garden, double glazed window to the rear and with shaker style base cupboard units with wood block working surfaces over, tiled upstands and with a built-in 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, built-in fridge and freezer units and having a built-in double electric oven with a four ring gas hob over and cooker hood above. Over the fridge there is housing for a microwave and tumble dryer with vent. Ceiling spot light fitting, wall mounted gas fired boiler which provides central heating and domestic hot water, mat-well and with a feature tiled floor which continues through a 5' wide opening to the:



8 Northolme Road, Belmont, Hereford, HR2 7SP

Dining Room/Family Room

4.37m (14'4) x 2.16m (7'1)

With a double glazed window overlooking the rear garden, double glazed window to the front and with a high level double glazed window. A feature of this room is that it is open to a 10'3 apex and there is also a control unit for the under floor heating system.



ON THE FIRST FLOOR:

Landing

1.93m (6'4) x .81m (2'8)

With access hatch to loft space and double glazed window overlooking a community area with tree lined park beyond. Doors to:

8 Northolme Road, Belmont, Hereford, HR2 7SP

Bedroom 1

3.53m (11'7") x 3.2m (10'6")

With a double glazed window to the front with vertical blind. Radiator and with a door to WALK IN AIRING CUPBOARD with insulated hot water cylinder and fitted shelves.



Bedroom 2

3m (9'10") x 2.44m (8')

With a double glazed window overlooking the rear garden and having a vertical blind. Radiator.



Bathroom

2.03m (6'8") x 1.68m (5'6")

Beautifully appointed with white suite comprising bath with mixer tap and thermostatically controlled shower unit over, low level wc and pedestal wash basin with mixer tap. Extractor unit, part tiled walls, ladder type radiator and high level cabinet.



8 Northolme Road, Belmont, Hereford, HR2 7SP

OUTSIDE:

The property has the benefit of a tarmac car parking space which runs to a further stone parking area. There is also a DETACHED FORMER GARAGE structure 17'0 x 8'8 which is divided into two parts and which is provided with lights and power points.

At the front of the property there is a lawn area with shrubs, a slate border and evergreens. There is a pathway to the front door and a further stone area with stepping stones and a planted border. A distinct attribute of this property is the rear garden area which can be approached via a side gate. Within the rear garden area is an irregular size paving stone patio area with raised planted beds and a seating area with a section of paving off, leading to a GARDEN STORE. There is a further slate bed, lawn area and there are numerous established plants including roses.



COUNCIL TAX BAND B

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.

DIRECTIONAL NOTE

From central Hereford proceed south west for the length of Belmont Road and at the roundabout take the third exit into Northolme Road. Continue along Northolme Road, pass over the mini roundabout and the property will then be found as the fourth on the right 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.

4th September 2024

ID39073

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.

8 Northolme Road, Belmont, Hereford, HR2 7SP

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.

