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8 Broadholme Road, Belmont, HR2 7SS

Situated to the south of Hereford in the popular residential location of Belmont. A four bedroom detached family home with en-suite to the master bedroom, two reception rooms, study, orangery, off-road parking, detached double garage and enclosed rear garden.

£425,000 (Freehold)

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LOCATION

The property is located to the south of Hereford in the well established residential district of Belmont. In the area are a range of amenities including Tesco's supermarket 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 four bedroom detached family home with off-road parking, detached double garage, enclosed rear garden, gas central heating, double glazing with the property comprising entrance hall, study, cloakroom, kitchen/breakfast room, utility, orangery, dining room, sitting room, first floor landing with access to four bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises on the ground floor:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with laminated flooring, stairs to the first floor, panelled radiator, storage cupboard, coved ceilings, smoke alarm, thermostat for central heating and door to the study.

Study

2.69m (8'10) x 1.96m (6'5)

With front aspect double glazed window, panelled radiator, coved ceiling and laminated flooring.

Cloakroom

With low flush wc, vanity wash hand basin with tiled splashback, panelled radiator, extractor fan and tiled flooring.



Kitchen/Breakfast Room.

5.89m (19'4) x 3.94m (12'11) maximum (L-shaped room)

With rear aspect and side aspect double glazed windows. The kitchen has a range of units comprising one and a half bowl sink drainer unit with marble work surfaces, mixer tap over, a separate hot water tap, a range of wall and base mounted units, five ring gas hob with cooker hood over, integrated fridge, integrated freezer, integrated dishwasher, integrated wine cooler, integrated oven, integrated microwave oven, panelled radiator, rear aspect double glazed French doors to the rear garden, laminated flooring, door to the dining room, utility and access to the orangery.

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Orangery

3.68m (12'1) x 2.62m (8'7)

With side and rear aspect double glazed windows, inset spotlights, air conditioning unit, wall mounted electric fire and laminated flooring.



Utility

2.06m (6'9) x 1.63m (5'4)

With side aspect double glazed door giving access to the side path, space for washing machine (where a tumble dryer could be stacked on top), work surface with shelving below, tiled splashback, panelled radiator, laminated flooring, extractor fan and wall mounted gas central heating boiler.

Dining Room

3.61m (11'10) x 2.72m (8'11)

With rear aspect double glazed French doors giving access to the rear garden, panelled radiator, laminated flooring, coved ceiling and glazed double doors giving access to the sitting room.

Sitting Room

5.36m (17'7) maximum into bay x 3.58m (11'9)

With front aspect double glazed bay window, living flame gas fire with decorative surround, two panelled radiators, coved ceiling, TV point and door to the entrance hall.



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ON THE FIRST FLOOR:

Landing

With stairs leading from the ground floor which turn, giving access to the landing, front aspect double glazed window, access hatch to loft space, smoke alarm, coved ceiling, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

3.58m (11'9) x 4.67m (15'4) (Plus recess)

With front aspect double glazed window, two built-in double wardrobes, TV point, telephone point, two panelled radiators, coved ceiling and door to en-suite shower room.

En-suite Shower Room

With side and rear aspect double glazed windows, double shower cubicle with thermostatically controlled shower and rainwater shower head, vanity wash hand basin, low flush wc, partially tiled wall surround, tiled flooring, extractor fan and shaver point.



Bedroom 2

3.68m (12'1) maximum x 3.07m (10'1)

With front aspect double glazed window, panelled radiator, double wardrobe and coved ceiling.

Bedroom 3

2.69m (8'10) (plus recess) x 3.61m (11'10)

With rear aspect double glazed window, panelled radiator, coved ceiling and built-in single wardrobe.



Bedroom 4

2.97m (9'9) x 2.64m (8'8) maximum

With rear aspect double glazed window, panelled radiator, coved ceiling and built-in double wardrobe.

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Bathroom

2.62m (8'7) maximum x 2.11m (6'11) maximum

With rear aspect double glazed window. Suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, tiled flooring, extractor fan and shaver point.



OUTSIDE:

Garden

Outside to the front of the property is a lawned garden area with tarmacadam driveway giving access to the front door. There is a detached double garage measuring 17ft x 16ft 9" with two up and over doors, power and lighting. A side access path and gate give access to the rear garden where there is a lawned garden area with shrub borders, a decked seating area and further tiled seating area. There is an area to the side of the property which is laid to slabs and interspersed with decking, giving access to a covered seating area which could be used for an outside bar for entertaining. The rear garden is enclosed by fencing to provide a degree of privacy.



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.

Council Tax Band F

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the Tesco's roundabout, take the fourth exit and continue to the mini-roundabout and take the second exit which continues along Abbottsmead Road. Continue to the roundabout and take the first left into Broadholme road where the property is located on the right hand side.

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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.

8th November 2024
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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.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

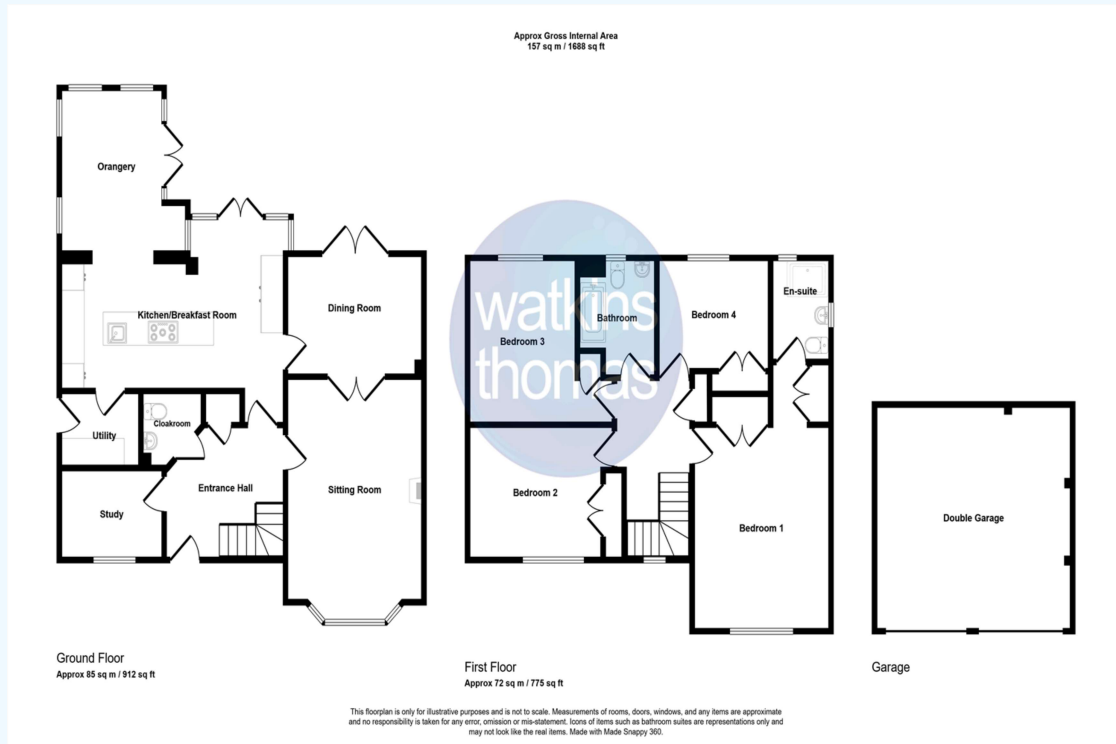
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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