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53 Wyedean Rise, Belmont, Hereford, HR2 7XZ

'Situated to the south of Hereford City a well presented, four bedroom, detached family home with modern kitchen, gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£340,000 (Freehold)

53 Wyedean Rise, Belmont, Hereford, HR2 7XZ

LOCATION

The property is located to the south of Hereford in the sought after Belmont district. In the area are a range of amenities including a Tesco Supermarket and doctors surgery. 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 well presented, four bedroom detached family home, with modern kitchen, gas central heating and double glazing. The property comprises entrance hall, kitchen/dining room, cloakroom, sitting room, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. The property also has the added benefit of off road parking, garage and enclosed rear garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A side aspect double glazed entrance door leads to the entrance hall with side aspect double glazed window, stairs to the first floor, understairs storage cupboard and drawer units, further storage cupboard, tiled flooring with under floor heating. Access to the sitting room and kitchen/dining room.

Kitchen/Dining Room

5.64m (18'6) x 2.87m (9'5) (minimum)

With rear aspect double glazed window, a range of units comprising double sink unit having mixer tap and hot water tap, granite work surface, granite splash back, a range of wall and base mounted units, integrated washing machine, integrated dishwasher, integrated fridge and freezer, pantry storage cupboard, space for range cooker, central island with granite work surface and breakfast bar, integrated bin, inset spot lights, tiled flooring with under floor heating, space for dining table and double glazed patio door giving access to the rear garden.



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Sitting Room

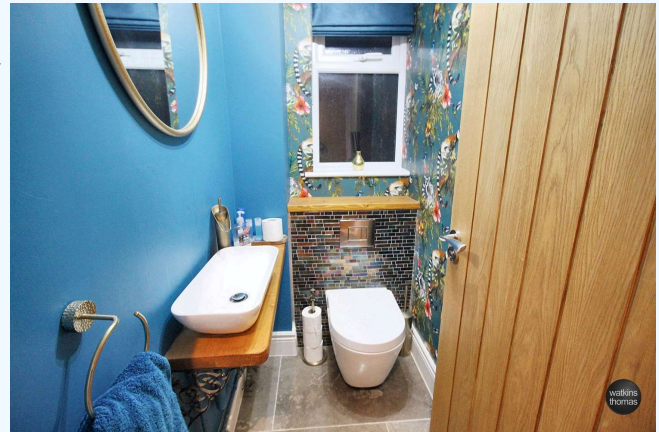
5.69m (18'8) x 3.45m (11'4) (excluding bay)

With front aspect double glazed bay window, further front aspect double glazed window, space for wood burning stove with oak mantel over, coved ceiling, two storage units and tiled flooring with underfloor heating.



Cloakroom

With side aspect double glazed window, low flush wc, feature wash hand basin, tiled flooring and underfloor heating.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, airing cupboard and doors to bedrooms and bathroom.

Bedroom 1

3.02m (9'11) x 2.87m (9'5) (to the wardrobe)

With rear aspect double glazed window, built-in wardrobes, panelled radiator and door to en-suite shower room.

En-Suite Shower Room

With side aspect double glazed window with shower cubicle, thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, fully tiled wall surround, shaver point and vinyl flooring.

Bedroom 2

3.51m (11'6) x 2.9m (9'6)

With front aspect double glazed window, panelled radiator and built-in double wardrobe.

Bedroom 3

3.02m (9'11) (maximum) x 2.13m (7')

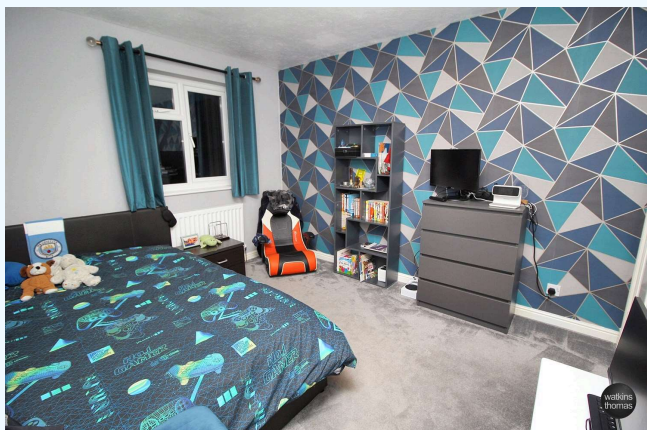
With rear aspect double glazed window, built-in double wardrobe and panelled radiator.

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Bedroom 4

2.67m (8'9) x 2.06m (6'9)

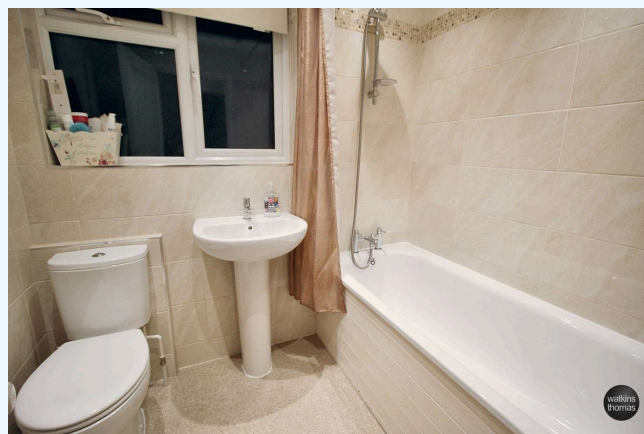
With front aspect double glazed window and panelled radiator.



Bathroom

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

With side aspect double glazed window and suite comprising panel enclosed bath with mixer tap with shower attachment, low flush wc, pedestal mounted wash hand basin, fully tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a shrub border with driveway giving access to the GARAGE (17'9 x 9'2) with up and over door, power and lighting and side aspect personal door to the garden. A side access gate gives access to the rear garden which is laid to patio and leads to the main garden which is lawned. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND D

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

Proceed out of Hereford along the Belmont Road and on reaching the Tesco's roundabout take the fourth exit, continue to the mini roundabout and proceed straight over. Take the right hand turning into Wyedean Rise then take the second turning on the right and the property will be located on the left hand side as indicated by the agents for sale board.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

28th November 2024

ID36799

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		85 B
69-80	C	71 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.

