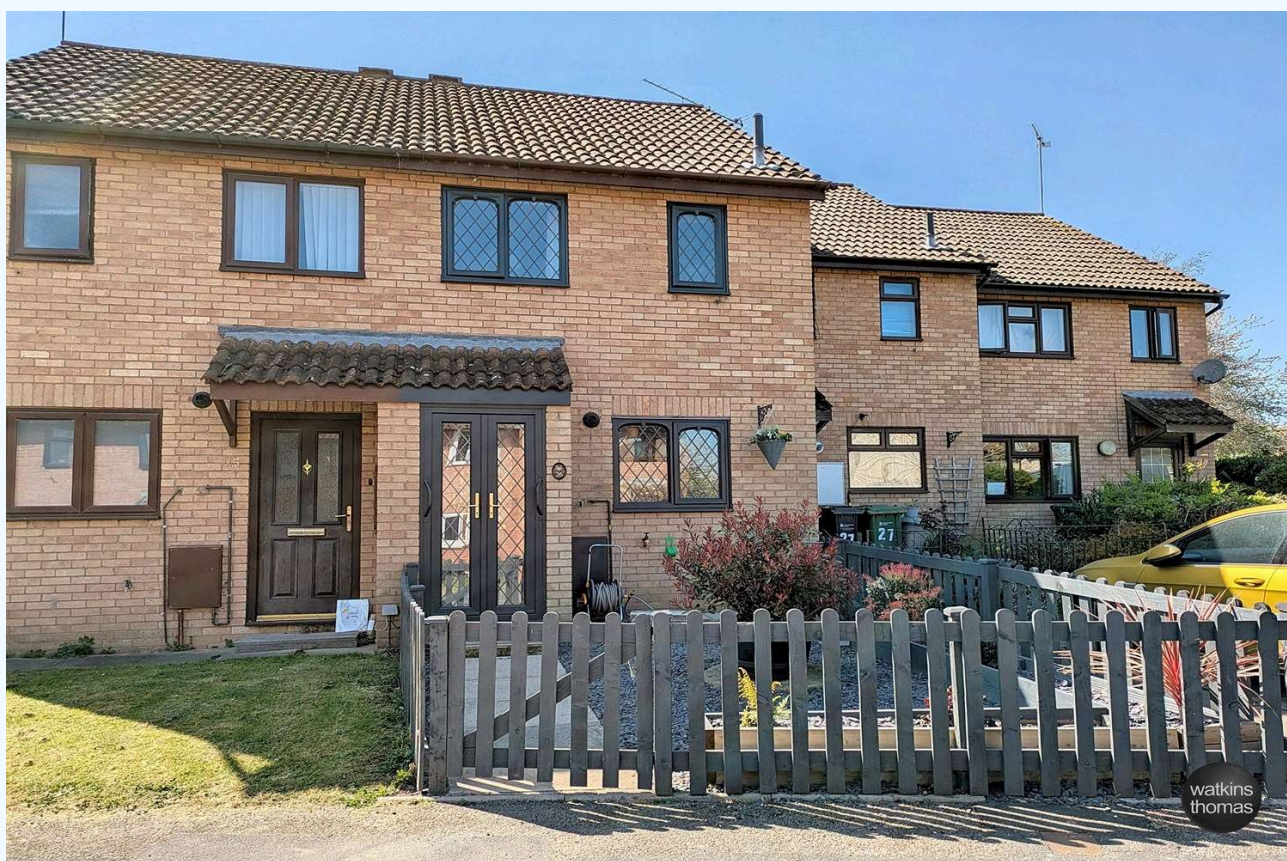




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



26 Coppin Rise, Belmont, Hereford, HR2 7UE

'Situated to the south of Hereford City, a well presented, two bedroom, mid terraced home with the added benefit of gas central heating, double glazing, upvc conservatory, enclosed rear garden and off road parking'

£200,000 (Freehold)

26 Coppin Rise, Belmont, Hereford, HR2 7UE

LOCATION

The property is located to the south of Hereford City in the popular Belmont district. In the area are a range of amenities including Tesco's Supermarket, doctors surgery, library 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 well presented, mid terraced home with the added benefit of gas central heating, double glazing, enclosed rear garden, off road parking with the accommodation comprising; entrance hall, kitchen, sitting room, conservatory, first floor landing with two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

Canopy entrance porch with double glazed French doors giving access to the entrance porch. With side aspect double glazed window, tiled flooring and double glazed door to the entrance hall.

Entrance Hall

With panelled radiator, laminated flooring, smoke alarm, arch to the kitchen and door to the sitting room.

Kitchen

2.41m (7'11) x 2.39m (7'10)

With front aspect double glazed window. A range of units comprising a sink drainer unit with work surfaces, base units under with matching wall units, space for cooker with cooker hood over, space for fridge, space for dishwasher, laminated flooring and wall mounted gas central heating boiler (fitted in 2024).



Sitting Room

5.08m (16'8) x 3.58m (11'9) (maximum including stairs)

With panelled radiator, stairs to the first floor, living flame gas fire with decorative surround, inset spot lights and double glazed patio door leading to the conservatory.



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Conservatory

2.84m (9'4) (maximum) x 2.16m (7'1) (maximum)
With laminated flooring, light, side and rear aspect double glazed windows and double glazed door giving access to the garden.



ON THE FIRST FLOOR:

Landing

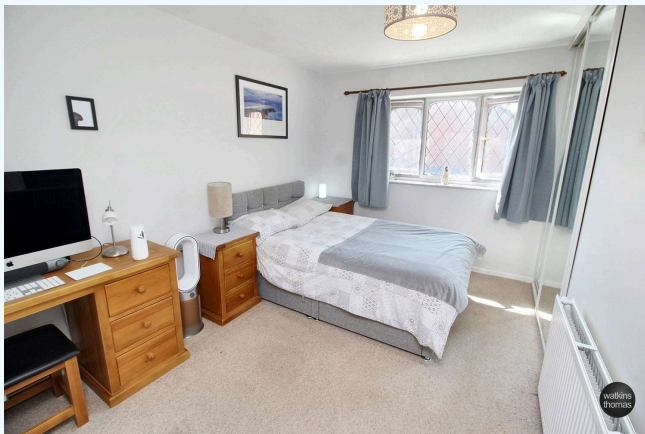
With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

4.06m (13'4) (maximum) x 2.62m (8'7)
With rear aspect double glazed window, built-in double wardrobe with sliding doors and panelled radiator.

Bedroom 2

3.2m (10'6) x 2.06m (6'9) (maximum)
With front aspect double glazed window, storage cupboard and coved ceiling.



Bathroom

2.29m (7'6) x 1.45m (4'9)
With front aspect double glazed window. Suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and laminated flooring.



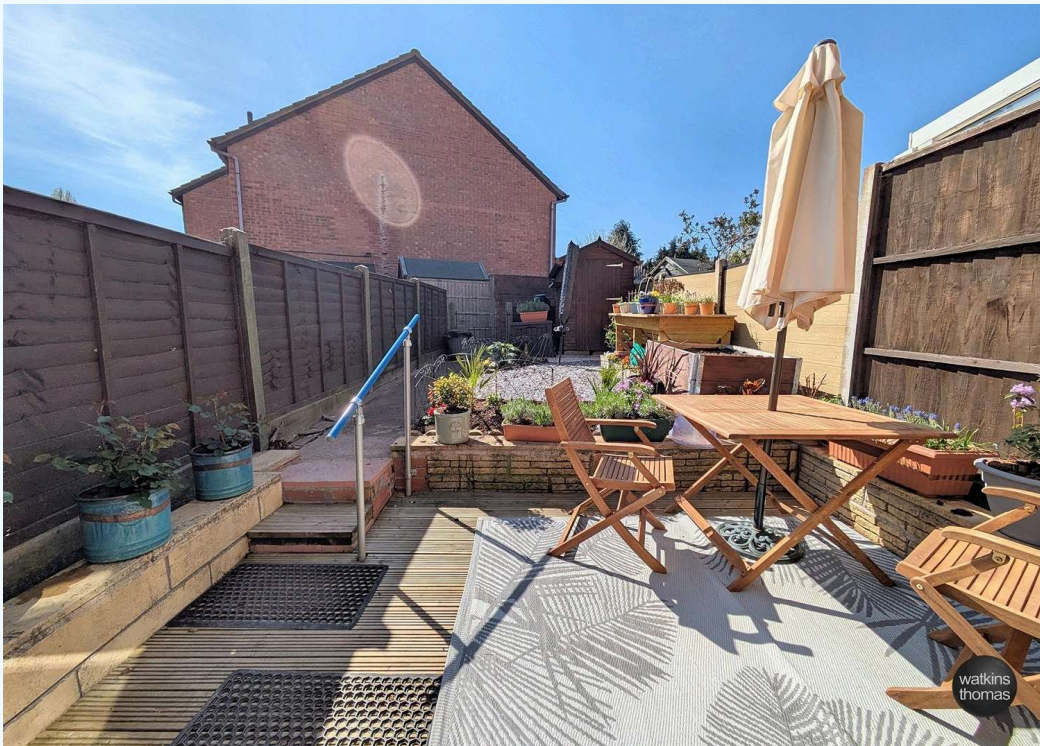
26 Coppin Rise, Belmont, Hereford, HR2 7UE

OUTSIDE:

To the front of the property a path gives access to the front door with slate border and further raised slate borders. There is the added benefit of an outside tap and the garden is enclosed by picket fencing.

To the immediate rear of the property is a patio area with steps leading to a path and gravel garden with shrub borders. The path continues to the rear of the garden where there is a useful storage shed. The property also has the added benefit of two water butts. The garden is enclosed by fencing to provide a degree of privacy with a rear gate leading to the access path.

Located a short distance away from the property is a tarmac driveway measuring approximately 33'3 in length with a slate border with further slabs for another vehicle and again is enclosed by picket fencing to one side.



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

Proceed out of Hereford along the Belmont Road. On reaching the roundabout take the first exit left onto Southolme Road. Continue to the mini roundabout and take the first exit into Waterfield Road. Continue along the road turning left into Yarlington Mill. Take the first right into Coppin Rise, continue around the right hand bend and the property is located on the right hand side.

26 Coppin Rise, Belmont, Hereford, HR2 7UE

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.

14th April 2025
ID40475

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 D. 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		88 B
69-80	C		
55-68	D	67 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.

