



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

'Located in a choice position on the Belmont development to the south of the city a four bedroom detached home with single storey extension to the rear'

£360,000 (Freehold)

61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

LOCATION

Wyedean Rise is located on the now maturing Belmont development which is set about one and half miles south west of central Hereford. In the locality there are a range of amenities including a supermarket, community hall and doctors surgery. River and countryside walks are available and Hereford City Centre as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

61 Wyedean Rise is an established detached home which has the benefit of a gas fired central heating system and double glazed windows. There is a good extension off the kitchen which provides a family/breakfast room. The property has the benefit of a utility room and with two further reception rooms, cloakroom and four bedrooms (one of which is en-suite) the property overall offers a generous level of accommodation which would benefit from some refitting and upgrading. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

4.57m (15'0) x 1.91m (6'3)

Approached via a door with fan lights at upper level, double glazed window to the front, radiator, stairway off and with two doors to the sitting room, under-stairs storage cupboard, the dining room and the kitchen.

The Cloakroom

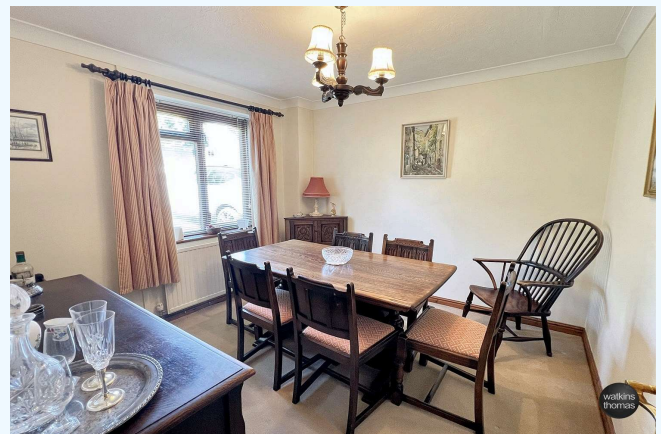
1.7m (5'7) x .91m (3'0)

With a coloured suite comprising bath and wall hung wash basin with tiled courses over. Radiator and double glazed window.

Dining Room

2.9m (9'6) x 2.87m (9'5)

With a double glazed window to the front, coved ceiling and radiator.



The Sitting Room

6.4m (21'0) x 3.51m (11'6)

With a half bay double glazed window to the front, coved ceiling, two radiators and double glazed sliding patio door opening to and overlooking the fine rear garden. Timber fire surround with living flame gas fire.



61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

The Kitchen

3.91m (12'10") x 2.64m (8'8")

With base cupboard and drawer units to part of three walls with roll edged working surfaces over, tiled surrounds and high level cabinets. Composite 1½ bowl sink unit with drainer and mixer tap. Recess with plumbing for dishwasher, four ring gas hob with cooker hood above and double eye level electric oven. Radiator, two arched openings to the:



Family/Breakfast Room

4.27m (14'0") x 3.3m (10'10")

With a double glazed window to the side and a pair of double glazed French doors with adjacent double glazed windows opening to and overlooking the rear garden, sunken ceiling lights, radiator, wood grain effect flooring and with a door to:



The Utility Room

3.3m (10'10") x 2.29m (7'6")

With a double glazed door to the side, double glazed window to the rear, stainless steel sink unit with mixer tap and cupboards below, plumbing for washing machine and a wall mounted gas fired boiler which provides central heating and domestic hot water.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space with ladder. Doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder.

61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

Bedroom 1

3.4m (11'2) x 2.77m (9'1)

With a double glazed window to the rear, two double and a single recessed wardrobe cupboard with hanging rail and storage shelving, radiator and door to:

En-Suite Shower Room

2.16m (7'1) x 1.55m (5'1)

With suite comprising wash basin with mixer tap, cupboards below, fitted shelf, tiled surrounds and low level wc together with a tiled shower cubicle with electric shower unit. Radiator and double glazed window.



Bedroom 2

3.56m (11'8) x 2.74m (9')

With a double glazed window to the front, radiator and a pair of doors to an over-stairs storage cupboard.

Bedroom 3

2.82m (9'3) x 2.16m (7'1)

With a double glazed window overlooking the rear garden, radiator and a pair of doors to a recessed wardrobe cupboard with hanging rail and storage shelving.



Bedroom 4

2.24m (7'4) x 2.16m (7'1)

With a double glazed window to the front, radiator and a pair of doors to an over-stairs storage cupboard with hanging rail and storage shelf.

61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

Bathroom

2.01m (6'7) x 1.88m (6'2)

With tiled walls, double glazed window and suite comprising bath with shower mixer tap attachment, pedestal wash basin with mixer tap and low level wc. Radiator and double glazed window.



OUTSIDE:

A tarmac double car length driveway leads to THE INTEGRAL GARAGE (17'7 x 8'6) with an electric up and over door, electric light and power points. Door to the utility room.

At the front of the property there is a lawn garden area which enjoys a degree of privacy by a border of shrubs and the lawn extends around the side of the property and again has mature trees and shrubs. The rear garden is a particular attribute to the property and can be approached on a side pathway. At the rear of the residence there are two paved patio areas with lawns running off. The rear garden is enclosed by a mix of fencing and hedging.



61 Wyedean Rise, Belmont, Hereford, HR2 7XZ



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

From central Hereford proceed over Greyfriars Bridge and at the roundabout take the second exit onto Belmont road. Continue for the length of Belmont Road and at the roundabout take the fourth exit into Abbotsmead Road. Continue along Abbotsmead Road and enter Wyedean Rise on the right hand side. Continue along Wyedean Rise and Number 61 will be identified towards the end of the cul-de-sac.

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.

19th May 2025

ID40426

61 Wyedean Rise, Belmont, Hereford, HR2 7XZ

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		83 B
69-80	C	72 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

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.