



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



**18 Westholme Road, Belmont, Hereford, HR2 7UJ**

*'Located to the south of Hereford City Centre, near to a range of amenities, a centrally heated and double glazed home which occupies a corner plot. The property has a garage'*

**£220,000 (Freehold)**

**Residential Sales and Lettings**



## 18 Westholme Road, Belmont, Hereford, HR2 7UJ

### LOCATION

The property is located about 1½ miles south of central Hereford in the maturing Belmont district. The locality is served by a range of amenities including doctors surgery, supermarket and bus service, Belmont Pools are nearby, valued for their amenity 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

18 Westholme Road comprises an established semi detached home which occupies a corner plot. The property is centrally heated and double glazed and has a modern bathroom. The property would now benefit from some refitting and upgrading works and in more detail comprises:

#### ON THE GROUND FLOOR:

##### Storm Porch

With composite door to:

##### Reception Area

With stairway off, wall mounted thermostat and door to:

##### The Living Room

4.52m (14'10") x 3.51m (11'6")

With a double glazed window to the front, radiator and door to:



##### The Kitchen/Dining Room

##### Dining Area

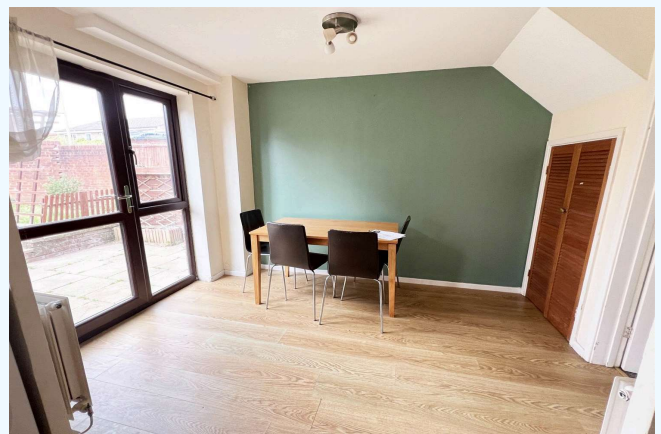
3.07m (10'1") x 2.26m (7'5")

With a double glazed door with adjacent double glazed windows to the rear, louvre doors to under-stair cupboard, radiator, wood laminate flooring and an arched opening to the:

##### Kitchen

3.07m (10'1") x 2.18m (7'2")

With a double glazed window to the rear. Base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, recess for further appliance, oven with four ring hob over and cooker hood above. Wall mounted gas fired boiler and ceramic floor tiles.



#### ON THE FIRST FLOOR:

##### Landing

With access hatch to loft space and airing cupboard with hot water cylinder. Doors open to:

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### Bedroom 1

4.29m (14'1) x 2.54m (8'4)

With a double glazed window to the front and radiator.

### Bedroom 2

3.45m (11'4) x 2.49m (8'2)

With a double glazed window to the rear and radiator.



### Bedroom 3

2.59m (8'6) x 1.96m (6'5)

With a double glazed window to the front and radiator.

### Bathroom

1.93m (6'4) x 1.68m (5'6)

With modern white suite comprising bath with mixer tap and electric shower unit over with shower screen. Pedestal wash basin with mixer tap and low level wc. Part shower boarded walls, double glazed window and radiator.



### OUTSIDE:

At the front of the property there is a lawn garden area and to the side a garden area which has been laid to stone. Immediately to the rear of the residence there is a paved patio area with shed and two steps rise to a lawn garden area which is part enclosed by brick walling. Located just beyond the attached property, Number 18, has the benefit of a driveway and semi detached GARAGE (16'8 x 8'5) with up and over door to the front.

### COUNCIL TAX BAND C

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.

## 18 Westholme Road, Belmont, Hereford, HR2 7UJ

### VIEWING

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

### DIRECTIONAL NOTE

From central Hereford proceed south west on the A465 Belmont Road (Abergavenny Road) and at the roundabout by the Tesco Supermarket turn left into Southolme Road and then take the first right into Westholme Road. Number 18 will be identified on the right hand side by the agents for sale board.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**30th May 2025**

ID40758



## 18 Westholme Road, Belmont, Hereford, HR2 7UJ

### 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		90 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.