



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



15 Rowan Tree Close, Belmont, Hereford, HR2 7UW

'Situated to the south of Hereford City in the popular residential location of Belmont, a well presented, two bedroom end of terrace home, with gas central heating, double glazing and enclosed rear garden'

£187,500 (Freehold)

15 Rowan Tree Close, Belmont, Hereford, HR2 7UW

LOCATION

The property is situated in the popular district of Belmont which is located to the south of Hereford City Centre. 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, two bedroom, end of terrace home with the added benefit of gas central heating, double glazing and enclosed rear garden. The accommodation comprises entrance hall, sitting room/dining room, kitchen, first floor landing with two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor, smoke alarm, thermostat for central heating and door to the sitting/dining room.

Sitting/Dining Room

5.08m (16'8") x 3.61m (11'10") (maximum)

With front aspect double glazed window, two panelled radiators, laminated flooring, television point, smoke alarm, telephone point and glazed door to the kitchen.



Kitchen

3.61m (11'10") x 2.39m (7'10")

With rear aspect double glazed window. A range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units. Space for upright fridge freezer, space for cooker, plumbing and space for washing machine, smoke alarm, extractor fan, breakfast bar, panelled radiator and double glazed door to the garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and doors to bedrooms and bathroom.

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Bedroom 1

3.58m (11'9) (plus door recess) x 3.61m (11'10)

With front aspect double glazed window and panelled radiator.



Bedroom 2

3.28m (10'9) x 2.08m (6'10) (maximum)

With rear aspect double glazed window, panelled radiator and cupboard housing the Worcester gas central heating boiler and hanging rail.

Bathroom

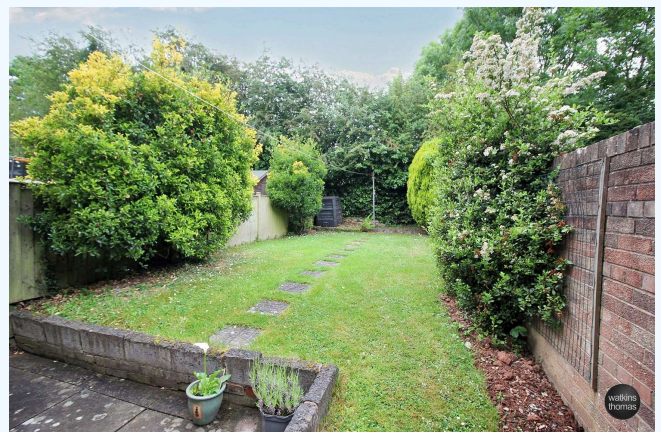
2.41m (7'11) x 1.47m (4'10)

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



OUTSIDE:

To the front of the property is a gravel parking area with lawn garden and path leading to the front door. A side path and gate give access to the rear garden where there is a patio area with raised lawn garden and shrub borders. The garden is enclosed by walling and hedging to provide a degree of privacy.



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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](tel:01432272280) .

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout take the first exit onto Southolme Road, then take the first right into Westholme Road, take the second turning on the right into Wheatridge Road and Rowan Tree Close is on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . 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.

2nd June 2025

ID40671

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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		88 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.

