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11 Broadholme Road, Belmont, Hereford, HR2 7SS

Situated to the south of Hereford city in the popular Belmont district, a well presented four bedroom detached home with two reception rooms, modern kitchen, off road parking, double garage and enclosed rear garden.

£460,000 (Freehold)

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LOCATION

The property is located to the south of Hereford in the popular Belmont district. In the area are a range of amenities including Tesco supermarket, petrol station, doctor's 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 four bedroom detached family home with the added benefit of off road parking, double garage and enclosed rear garden. The accommodation comprises entrance hall, family room, sitting room, kitchen/dining room, utility, cloakroom, first floor landing with four bedrooms, ensuite to master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Oak framed canopy entrance porch with double glazed entrance door leading to the;

Entrance Hall

With stairs to the first floor, inset spotlights, panelled radiator, telephone point, feature LED up lighting, under stair storage cupboard, smoke alarm and door to the;



Family Room

5m (16'5) x 2.41m (7'11)

With front aspect double glazed window, panelled radiator and coved ceiling.

Sitting Room

5m (16'5) x 3.23m (10'7)

With front aspect double glazed window, backlit TV display board, coved ceiling, two panelled radiators, wood burning stove with oak mantel and access to the;

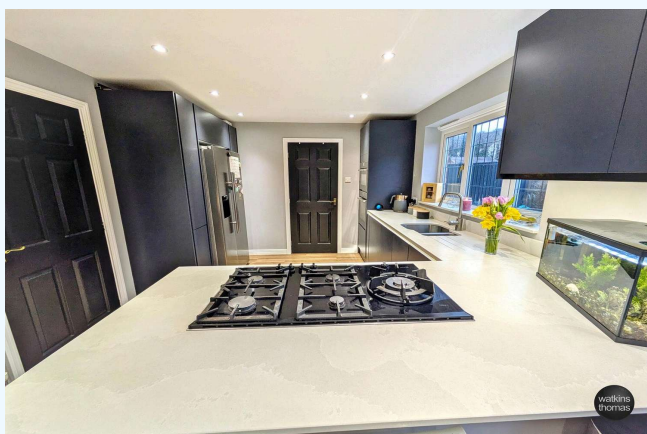


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Kitchen/Dining Room

6.2m (20'4) x 3.02m (9'11)

With rear aspect double glazed window, a range of units comprising one and a half bowl stainless steel sink with quartz work surface, base units under with matching wall units, under cupboard lighting and under worktop lighting, integrated Zanussi dishwasher, integrated Neff microwave oven and Neff oven, space for american style fridge/freezer, inset spotlights, panelled radiator, vinyl click flooring, door to utility and double glazed french doors leading to the rear garden.



Utility

1.78m (5'10) x 1.55m (5'1)

With rear aspect double glazed door, plumbing and space for washing machine, space for tumble dryer, work surface over with acoustic panelling behind, wall mounted open units, vinyl click flooring and door to the;

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Cloakroom

With low flush WC, vanity wash hand basin with wooden mantel, base unit under, vinyl click flooring and side aspect double glazed window.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, thermostat for central heating, smoke alarm, airing cupboard housing the Worcester gas central heating boiler, doors to bedrooms and bathroom.

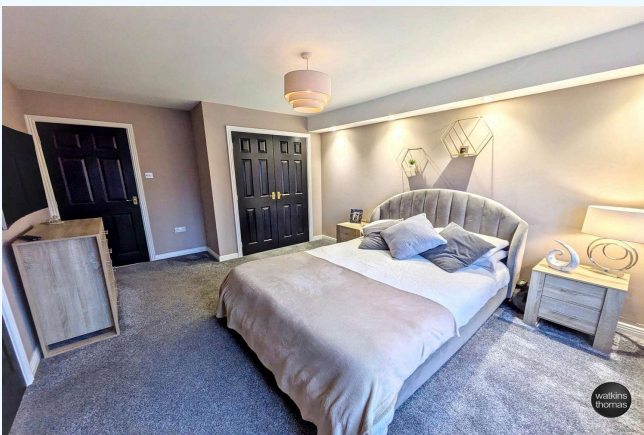
Bedroom 1

4.75m (15'7) (maximum) x 3.4m (11'2) (maximum)

With front aspect double glazed window, built in double wardrobe, built in storage cupboard, spotlights over the bed, radiator and door to;

Ensuite Shower Room

With front aspect double glazed window, shower cubicle with glass door, thermostatically controlled shower, partially tiled wall surround, low flush WC, vanity wash hand basin, extractor fan, inset spotlights, heated towel rail and vinyl click flooring.



Bedroom 2

4.32m (14'2) (maximum) x 2.51m (8'3)

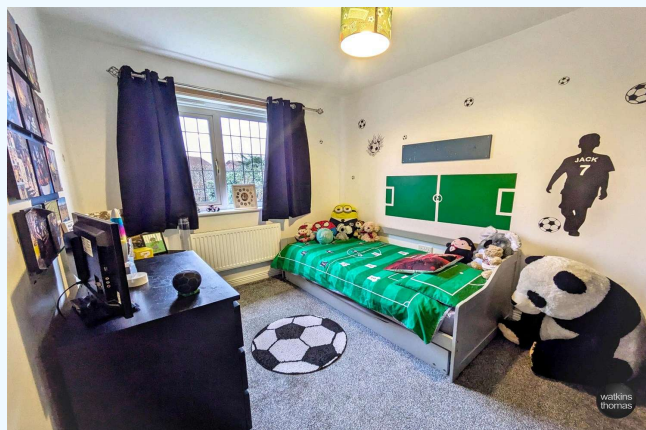
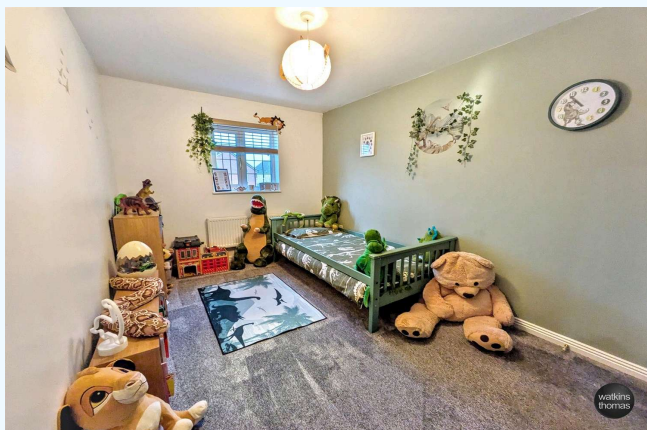
With front aspect double glazed window, panelled radiator and built in double wardrobe.

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Bedroom 3

3.43m (11'3) x 2.46m (8'1)

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



Bedroom 4

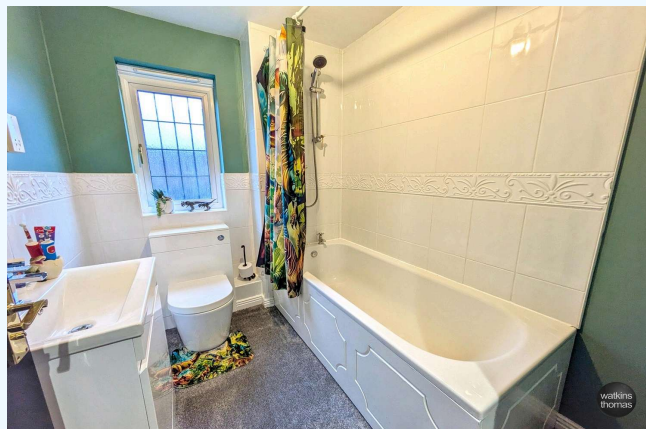
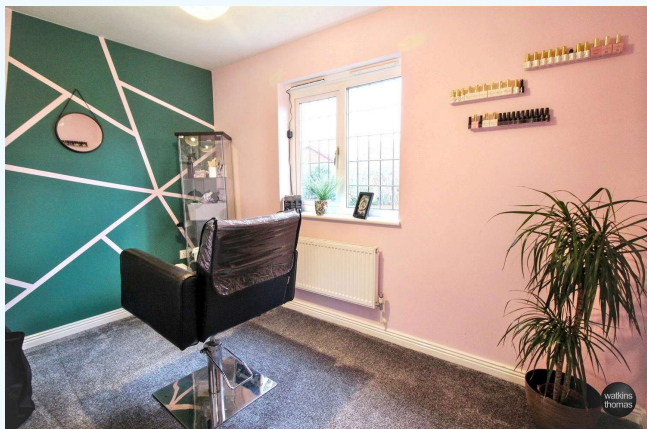
3.43m (11'3) x 2.34m (7'8)

With rear aspect double glazed window and panelled radiator.

Bathroom

2.34m (7'8) (maximum) x 1.8m (5'11)

With rear aspect double glazed window, suite comprising panel enclosed bath, thermostatically controlled shower over, low flush WC, vanity wash hand basin, shaver point, partially tiled wall surround and extractor fan.



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OUTSIDE:

To the front of the property is a tarmacadam driveway with a lawned and gravelled border and a path gives access to the front door. The driveway leads to the DOUBLE GARAGE (17'5 by 16'7) with two up and over doors, power and lighting. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. To the rear of the garden is a gravelled seating area and the garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND E

Made 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 fourth exit and continue to the mini roundabout and take the second exit onto Abbotsmead Road. Continue along Abbotsmead Road to the roundabout and take the first exit on Broadholme Road where the property is located on the left hand side.

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.

ID / Date

ID40035

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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 C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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.

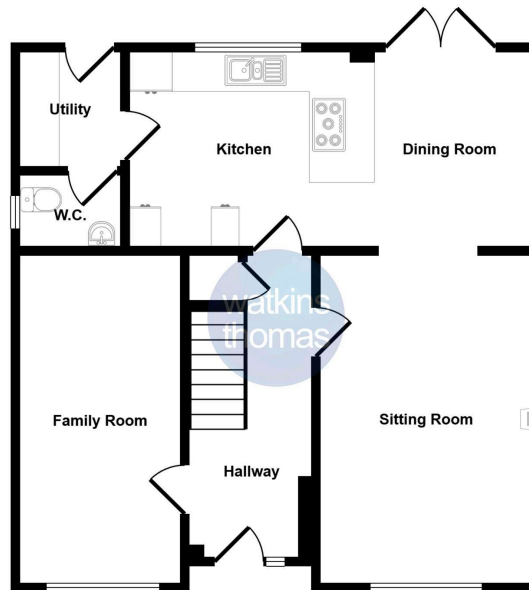
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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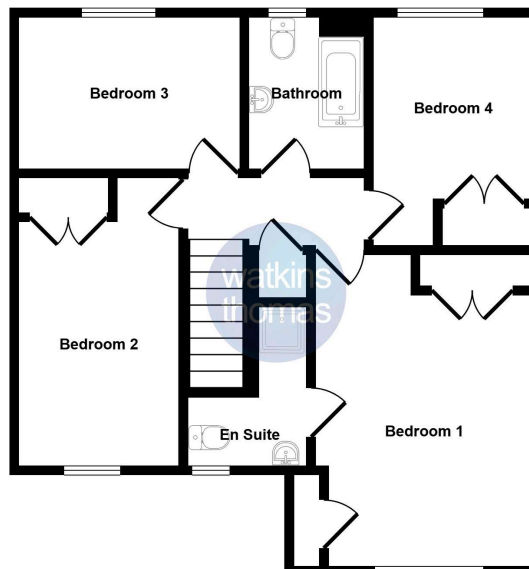
FLOOR PLAN

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.



Ground Floor
Approx 64 sq m / 686 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 60 sq m / 647 sq ft

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