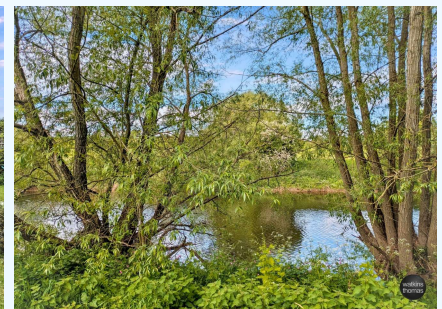




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34 Wydean Rise, Belmont, Hereford, HR2 7XZ

Situated to the south of Hereford in the popular Belmont district, a three bedroom detached family home with off road parking, garage, enclosed rear garden, views across Herefordshire countryside and the River Wye with formal garden and further garden leading to the river.

£365,000 (Freehold)

Residential Sales

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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 supermarket 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

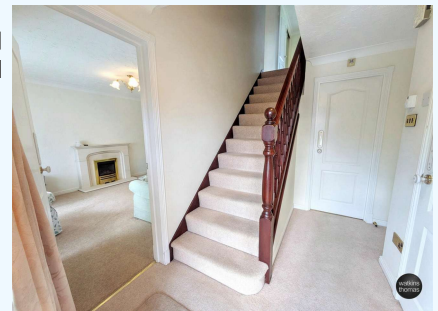
The subject property is a three bedroom detached family home with gas central heating, double glazing, conservatory, off road parking, garage, enclosed formal garden with further garden leading to the River Wye. The property also enjoys views across Herefordshire countryside as well as the River Wye. The property itself comprises entrance hall, cloakroom, sitting room, family room, dining room, kitchen, conservatory, first floor landing with access to three bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with double glazed panelled entrance door leading to the;

Entrance Hall

With front aspect double glazed window, storage cupboard with hanging rail and shelf, panelled radiator, smoke alarm, covered ceiling, thermostat for central heating, stairs to the first floor and door to the;



Cloakroom

With front aspect double glazed window, low flush WC, vanity wash hand basin with tiled splashbacks, panelled radiator and vinyl flooring.

Sitting Room

3.89m (12'9) (plus bay) x 3.23m (10'7)

With front aspect double glazed bay window, panelled radiator, covered ceiling, TV point, gas fire with decorative surround and hearth. Access to the;

Family Room

3.23m (10'7) x 3.02m (9'11)

With rear aspect double glazed patio door to the garden, panelled radiator, covered ceiling and door to the;



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Dining Area

4.19m (13'9) x 2.69m (8'10)

With two panelled radiators, coved ceiling, TV point, door to the entrance hall, access to the kitchen and double glazed patio door to the conservatory.



Kitchen

2.49m (8'2) x 2.39m (7'10)

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric double oven, gas hob with cooker hood over, plumbing and space for washing machine, space for fridge and tiled flooring.



Conservatory

3.84m (12'7) (maximum to the doors) x 3.02m (9'11)

Of timber construction with panelled radiator, tiled flooring, light with ceiling fan, side aspect double glazed door to the patio and rear aspect double glazed french doors to the garden.



ON THE FIRST FLOOR:

Landing

With airing cupboard housing the emersion heater, access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.28m (10'9) x 3.05m (10') (plus door recess)

With front aspect double glazed window, built in double wardrobe with sliding mirrored doors with hanging rail and shelving, panelled radiator and coved ceiling.

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Ensuite Shower Room

With front aspect double glazed window with suite comprising double shower cubicle with glass screen and electric shower, low flush WC, vanity wash hand basin, heated towel rail, fully tiled wall surround and inset spotlights.



Bedroom 2

3.28m (10'9) x 2.64m (8'8) (maximum)

With rear aspect double glazed window with view across Herefordshire countryside, built in wardrobe with sliding mirrored doors, hanging rail and shelf, panelled radiator, coved ceiling and TV point.



Bedroom 3

2.69m (8'10) x 2.26m (7'5)

With rear aspect double glazed window with view across Herefordshire countryside, built in wardrobe with sliding mirrored doors, hanging rail and shelf, panelled radiator and coved ceiling.

Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, pedestal mounted wash hand basin, heated towel rail, tiled flooring and inset spotlights.

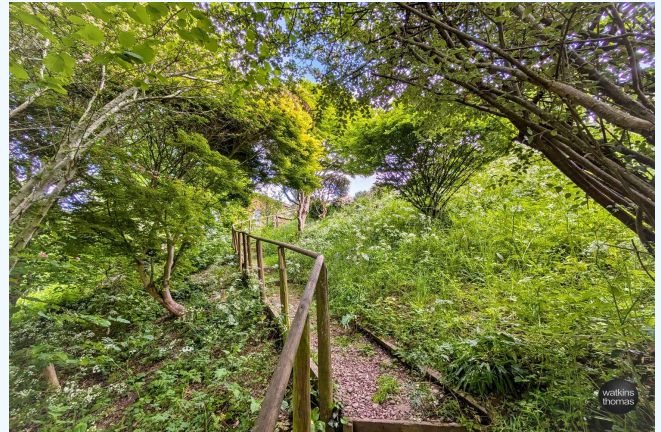


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OUTSIDE:

To the front of the property is a double width tarmac driveway giving access to the GARAGE. To the left hand side of the driveway is a lawned garden with shrub borders. To the right hand side of the driveway is a further shrub border with path giving access to the side access gate, which in turn gives access to the rear garden. To the immediate rear of the property to either side of the conservatory is a patio area with path leading to a further feature patio with bird bath. Either side are lawned gardens and various shrub borders. The formal garden is enclosed by fencing and hedging to provide a degree of privacy. To the right hand side of the garden, a gate gives access to a path which runs down the hill with steps to a further lawned garden which leads to the River Wye. Please note that this garden cannot be enclosed by fencing.



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.

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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, taking the third turning on the right into Wyedean Rise. Continue along Wyedean Rise to the cul de sac position, where the property is located on the right 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

ID42904

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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.

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.

