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## 2 Wheatridge Road, Belmont, Hereford, HR2 7UL

*Situated to the south of Hereford city, a well presented two bedroom end of terrace home with gas central heating, double glazing, off road parking and garage.*

**£210,000 (Freehold)**

## 2 Wheatridge Road, Belmont, Hereford, HR2 7UL

### LOCATION

The property is located to the south of Hereford city in the popular residential district of Belmont. In the area are a range of amenities, including Tesco supermarket, petrol station, doctor's surgery and 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 gas central heating (recently fitted boiler with an 8 year warranty), double glazing, off road parking, garage and enclosed rear garden. The property comprises entrance hall, sitting room, kitchen, first floor landing with access to two bedrooms and bathroom. In more detail, the property comprises;

### ON THE GROUND FLOOR:

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

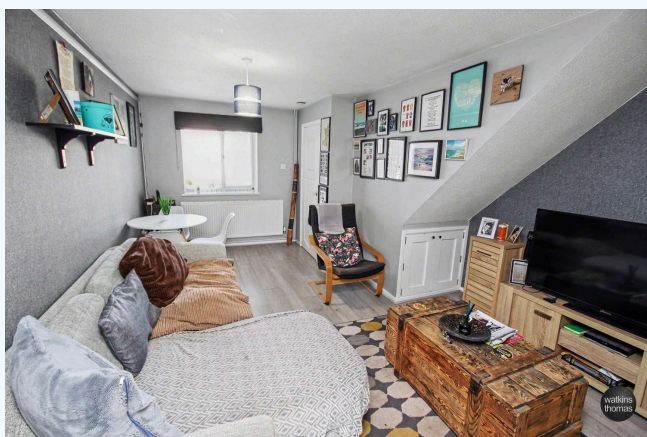
#### Entrance Hall

With panelled radiator, thermostat for central heating, stairs to the first floor and door to the;

#### Sitting Room

5.08m (16'8) x 3.58m (11'9) (maximum)

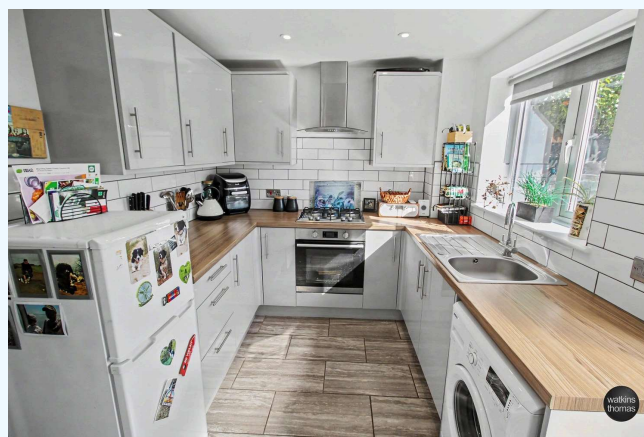
With front aspect double glazed window, laminated flooring, panelled radiator, under stairs storage cupboard and door to the;



#### Kitchen

3.56m (11'8) x 2.41m (7'11)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units. Integrated electric oven and gas hob with cooker hood over, plumbing and space for washing machine, space for upright fridge freezer, panelled radiator, tiled flooring and UPVC double glazed door to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

#### Bedroom 1

3.56m (11'8) (plus door recess) x 2.82m (9'3) (to the wardrobe)

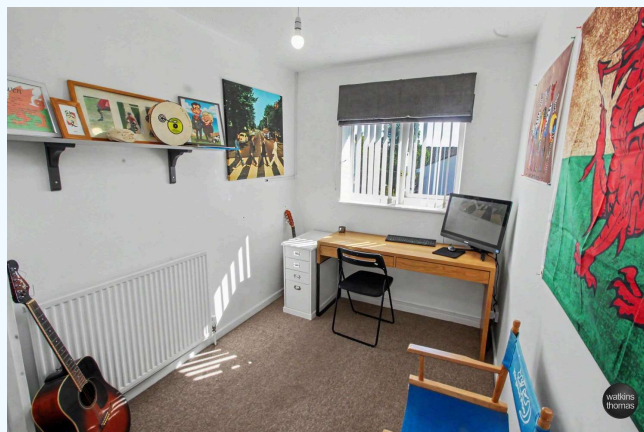
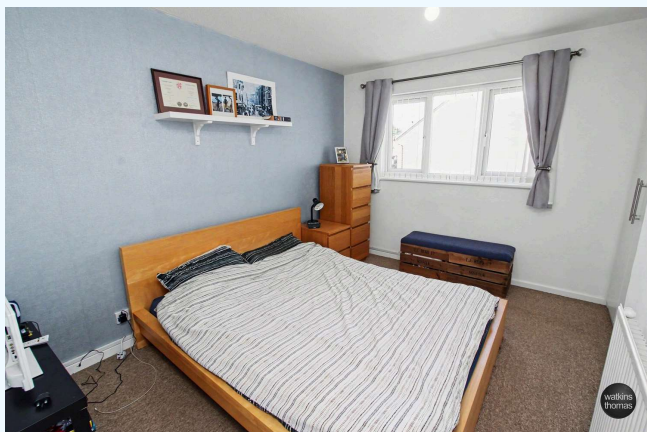
With front aspect double glazed window, panelled radiator and built in wardrobe.

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### Bedroom 2

3.28m (10'9) x 2.06m (6'9) (maximum)

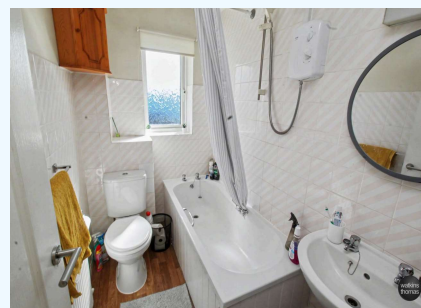
With rear aspect double glazed window, panelled radiator and cupboard housing the gas central heating boiler (recently installed with an 8 year warranty).



### Bathroom

2.24m (7'4) x 1.45m (4'9)

With rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush WC, pedestal mounted wash hand basin, light with shaver point, panelled radiator, partially tiled wall surround and vinyl flooring.

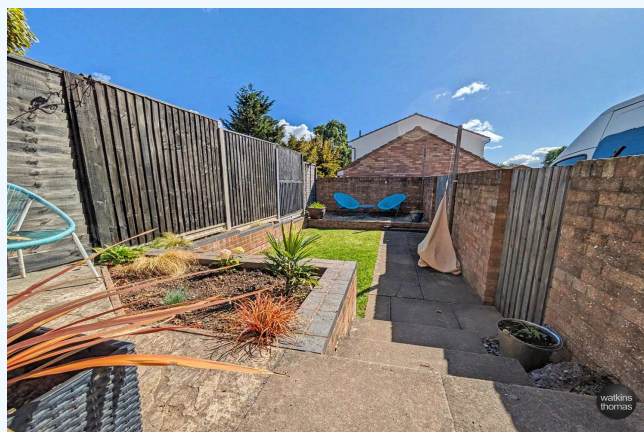


### OUTSIDE:

To the front of the property is a path giving access to the front door. To the right hand side is a gravelled area providing extra parking space which continues to the rear and side of the garage. Parking available for two vehicles plus garage.

To the immediate rear of the property is a patio with shrub borders and steps leading to the main garden which is laid to lawn. To the rear of the garden is a further patio and the garden is enclosed by fencing and walling to provide a degree of privacy with a side access gate giving access to the driveway which in turn gives access to the garage.

Please note that the garage has been separated with up and over door, a stud wall which could be removed to open up into one area again and has a storage area measuring 10' 1 by 8' 4 with stud wall and door to the second storage area measuring 8' by 6' 3 with power and lighting.



### COUNCIL TAX BAND B

Made payable to Hereford 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.

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### 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 first exit onto Southholme Road then take the first right into Westholme Road. Take the second right into Wheatridge Road, where the property is located on the right hand side as indicated by the 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).

**13th June 2026**

ID43055

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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		87 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

## 2 Wheatridge Road, Belmont, Hereford, HR2 7UL

### 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.

