



Trivett Hicks

FOR SALE



TRIVETT HICKS

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28 Blackthorn Close, Belmont, Hereford, HR2 7XU

Asking Price £125,000



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Trivett Hicks is pleased to offer this one bedroom back to back house for sale situated to the south of the city in the popular residential area of Belmont. Belmont hosts a variety of local amenities to include supermarket, pharmacy, police station, petrol station with a regular bus service to the city centre of Hereford, whilst still offering country walks, including Belmont Country Park and the Belmont Pool nearby.

The property is within a cul-de-sac location and offers the following accommodation, entrance hall, living room, fitted kitchen all to the ground floor, whilst to the first floor one bedroom and a bathroom with shower.

The property benefits from electric heating, off road parking an enclosed garden which is situated behind the neighbouring garden.

MORE PHOTOGRAPHS & FLOORPLAN TO FOLLOW.

[FULL DETAILS](#)

[TO VIEW](#)

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

[LOCAL AUTHORITY](#)

Herefordshire Council. Tel: 01432 260000.

[COUNCIL TAX](#)

Band A £1684.50 2026 - 2027 (A reduction may be applicable for single occupancy).

[DIRECTIONS](#)

Proceed out of Hereford on the Belmont Road, at the roundabout adjacent to Tesco, take the first exit into Southolme Road. Next take the first turning on your right into Westholme Road, continue on this road taking your third right into Blackthorn Close and the property will be designated by our For Sale board on the right hand side.

[MONEY LAUNDERING REGULATIONS](#)

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

AGENTS NOTE

The property is currently tenanted.

TENURE

Freehold.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

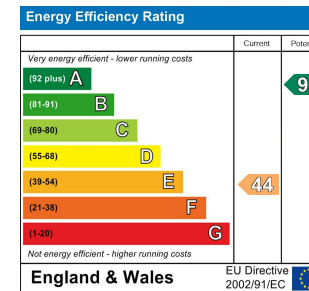
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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