



2 Woodfield Gardens, Belmont, Hereford, HR2 9RN

Asking Price £390,000



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SPACIOUS LUXURY DEVELOPMENT for the over 50's.

Trivett Hicks is pleased to offer this luxury appointed four bedroom house, situated within the grounds of Belmont Abbey. The well presented, spacious property offers gas central heating, double glazing, gardens and a detached garage. In brief, the property comprises: entrance hall, cloakroom, living room, dining room, fitted kitchen with integrated AEG eye level oven, hob and microwave, utility room all on the ground floor. To the first floor three bedrooms, the master bedroom having ensuite bathroom with separate walk in shower. To the second floor bedroom two which is very spacious with dual aspect to the front and rear. To the front, the property looks out over the communal gardens with feature pond. To the rear the property has off road parking space which leads to the detached garage, pedestrian gate then gives access to the low maintenance mainly paved garden. The property also has nearby access to woodland and stunning countryside walks.

NO CHAIN.

FULL DETAILS

ENTRANCE HALL

Two radiators, power points, stairs to the first floor, door to:

CLOAKROOM

Fitted with two piece suite comprising pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan, radiator, shaver point and light.

LIVING ROOM 11'5" x 16'8" (3.49m x 5.08m)

Double glazed bay window to the front aspect, radiator, telephone point, TV point, power points, two wall lights, fitted electric fire inset in feature fire place with cotswold style stone hearth and mantle over, double doors to:

DINING ROOM 13'1" x 11'11" (3.98m x 3.64m)

Double glazed window to the rear aspect, radiator, power points, coved ceiling, double glazed double doors to the rear garden, door to:

FITTED KITCHEN 9'2" x 8'11" (2.79m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, splashback surround, space for fridge, fitted eye level AEG electric fan assisted oven, four ring ceramic hob with extractor hood over, built-in AEG microwave, double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

UTILITY ROOM 9'2" x 5'9" (2.79m x 1.74m)

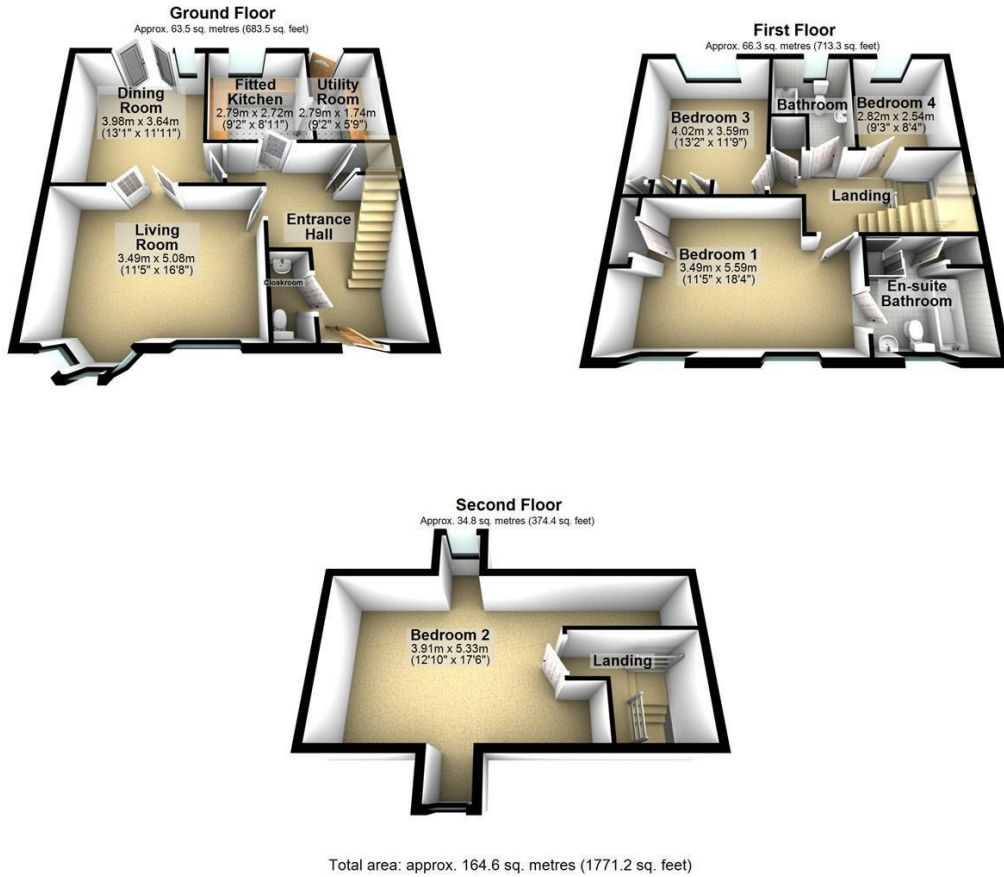
Fitted with a matching range of base and eye level units with worktop space over, splashback surround, extractor fan, wall mounted Worcester gas boiler serving heating system and domestic hot water with heating timer control, plumbing for automatic washing machine, space for automatic washing machine, radiator, ceramic tiled flooring, power points, double glazed door which leads to the rear garden.

FROM ENTRANCE HALL STAIRS LEAD TO

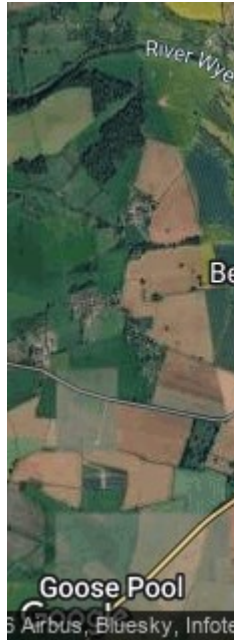




Floor Plan



Area Map



Energy Efficiency

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU 2002

These particulars, whilst being intended to provide a general impression of the property, do not constitute any part of an offer or statements of representation or warranty in respect of the property.

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