



WOODFIELD GARDENS
Belmont Abbey HR2 9RN



21 Woodfield Gardens

Belmont Abbey
Herefordshire
HR2 9RN



In a sought after and select location, and designed for over 50s living, a well presented and spacious house offering comfortable accommodation, with its own garden and garage.

Guide Price £310,000

Situation and Description

This attractive modern development lies within a stone's throw of Belmont Abbey, on the southern edge of the cathedral city of Hereford. There are an extensive range of facilities readily available with a Tesco superstore at Belmont, as well as a doctors' surgery and Medical Centre, with a regular bus service to and from the city itself.

Designed specifically for the over 50s, this welcoming development offers a good mix of properties from houses to apartments, all set in a landscaped and well-planned setting. No. 21 itself is a spacious house which offers three bedrooms and well-appointed accommodation throughout with the added advantage of its own private garden to the rear, as well as parking and a garage.

On arrival a front door opens into a welcoming reception hall which gives access to a ground floor cloakroom and a useful study which overlooks the communal gardens at the front. The lounge and dining room have been opened up to create a larger living room with features including a bay window at the front, attractive fireplace with real flame gas fire and glazed doors to the rear gardens. The kitchen is well fitted and has plenty of cupboard space and appliances and is supported by a useful utility room.

On the first floor the main bedroom is an excellent size and has its own en suite shower room and fitted wardrobes and an attractive view over the development. There are then two well-proportioned guest bedrooms and a bathroom.

Outside To the front the property is approached by a pathway which meanders through landscaped communal gardens, passing an attractive pond, various flower beds and trees. At the rear there is a private enclosed garden which is laid to lawn with herbaceous borders patio and easy access to a good garage 21'6 x 9'6 with automatic up and over door and parking space.

Services and Considerations Mains electricity, mains water, private drainage, gas fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E: £2358.88. EPC D. Tenure freehold. **Service Charge:** currently £73.00 per month—further details upon request.

Directions From Hereford leave the city on the A465 signposted to Abergavenny. After proceeding straight across the roundabout, adjacent to the Tesco superstore and garage, take the next right hand turning after a short distance towards Ruckhall. Take the next left into Belmont Abbey following the lane to the car park. Access can either be gained on foot via the front of the development by passing through the formal gardens and No 21 on the right-hand side. Alternatively take the last left hand turning



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and the drive and garage for the property will be found on the left.



In a lovely setting and offering ample living accommodation



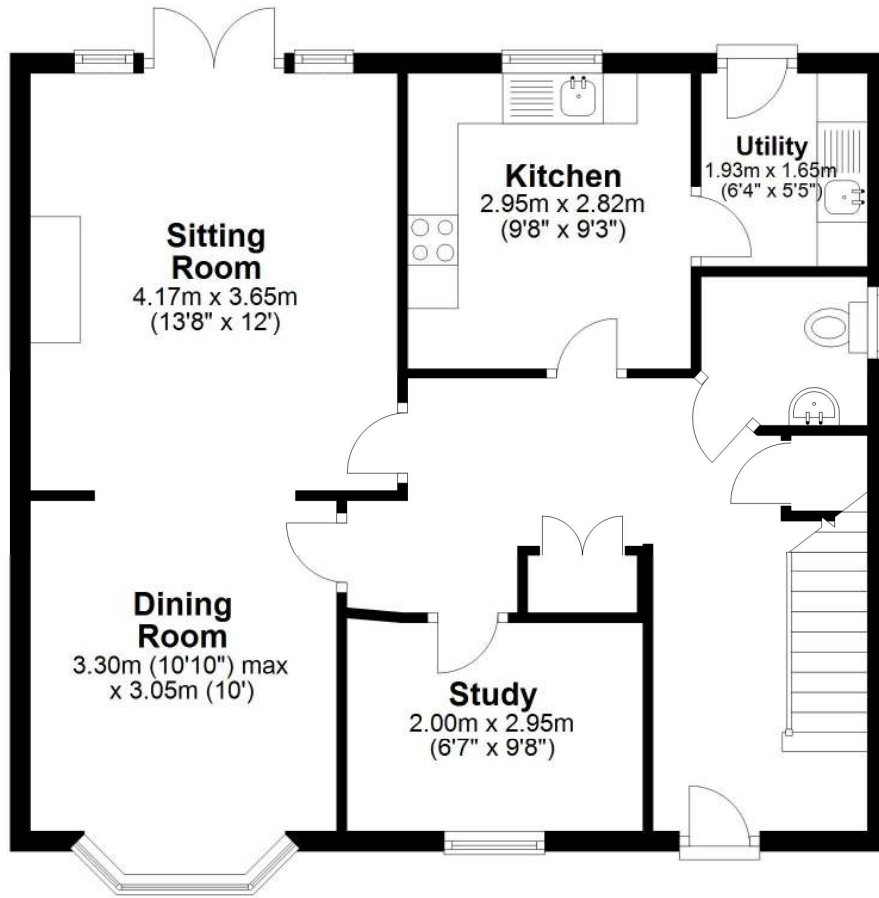


Two bedrooms and master bedroom with en suite shower and bath



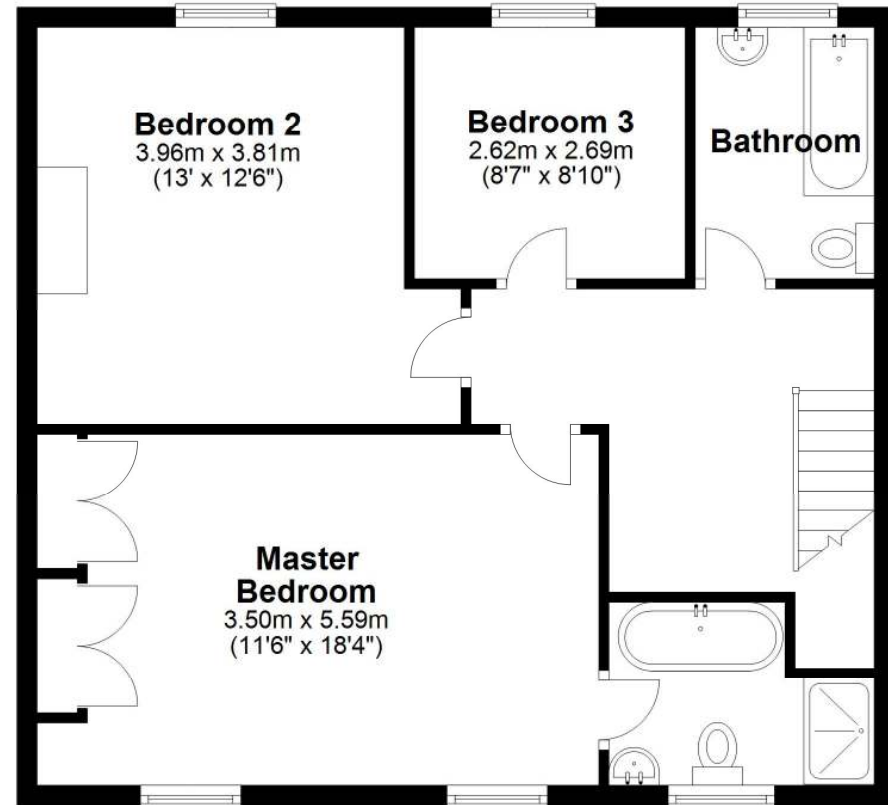
Ground Floor

Approx. 63.3 sq. metres (680.9 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.9 sq. feet)



Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.

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Good distance of many local facilities

