



5 Dymock Red Walk, Holmer, Hereford, HR1 1GN

Asking Price £299,995

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# 5 Dymock Red Walk, Holmer, Hereford, HR1 1GN

Trivett Hicks is pleased to offer this well presented four bedroom end terrace town house. The property which lies to the north of Hereford city within the popular residential area of Holmer. Holmer has amenities such as school, church, public house, and a regular daily bus service to the city centre. There is also a park and variety of good walks within the area, with supermarket and petrol station nearby.

The accommodation offers entrance hall, kitchen/diner with fitted integrated appliances to include double oven, gas hob, dishwasher, fridge/freezer, study and cloakroom all to the ground floor. To the first floor living room and master bedroom with dressing area and en-suite shower room. To the second floor three further bedrooms and a family bathroom with shower. Outside to the front of the property attractive shingle stone with low privet hedge flanking the front boundary. The rear of the property offers driveway providing off road parking which leads to the single garage having boarded loft. From the garage area, pathway leads to the rear gate that gives access to the enclosed rear garden. In addition to the above the property benefits from gas central heating and double glazing.

Viewing highly recommended.

## FULL DETAILS

### ENTRANCE HALL

Front door with double glazed obscure panel, radiator, dark oak style Amtico flooring, telephone point, power points, wall mounted central heating thermostat, stairs to the first floor, door to:

### FITTED KITCHEN/DINING ROOM 15'5" x 15'2" (4.71m x 4.64m )

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, wall unit under lighting, tiled splashbacks, integrated fridge/freezer and Bosch dishwasher, plumbing for automatic washing machine, fitted Bosch electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the side aspect, two radiators, Amtico dark oak style flooring, power points, ceiling spotlights, smoke detector and two double glazed double doors lead to the rear garden.

### CLOAKROOM

Fitted with two piece suite comprising, wash hand basin with tiled splashback, low-level WC, extractor fan, radiator and Amtico dark oak style flooring.

### STUDY 11'8" x 7'9" (3.57m x 2.37m )

Double glazed window to the front and side aspect, radiator and power points.

### FIRST FLOOR

From entrance hall stairs lead to the first floor.

### LANDING

Radiator, power points, smoke detector, stairs to the second floor, door to:

### MASTER BEDROOM

Double glazed windows to the front aspect with pleasant outlook over recreational green space, power points, radiator, opening leads to dressing area having fitted wardrobes with full-length mirrored doors, door to:

### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, wash hand basin with mixer tap, tiled splashback, Amtico light oak style flooring, low-level WC, heated chrome towel rail, extractor fan, shaver point and obscure double glazed window to the side aspect.

### LIVING ROOM 15'2" x 11'2" max (4.64m x 3.41m max)

Double glazed windows to the rear aspect, double radiator, t.v point and power points.

### SECOND FLOOR

### LANDING

Power points, built pull-down loft ladder for access to the loft space which has been boarded, door to:





**BEDROOM 2** 15'4" max x 9'2" (4.68m x 2.81m )  
Double glazed windows to the front aspect, built in cupboard, radiator and power points, door to:

**BEDROOM 3** 9'4" x 8'2" (2.86m x 2.51m )  
Double glazed window to the rear aspect, radiator and power points, door to:

**BEDROOM 4** 9'5" x 6'9" (2.89m x 2.07m )  
Double glazed window to the rear aspect, two telephone points, radiator and power points.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with fitted power shower and glass screen over, wash hand basin, tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan, obscure double glazed window to the side aspect and light oak style Amtico flooring.

**OUTSIDE**  
Approaching the property to the front, it is laid to an attractive shingle stone with low privet hedge flanking the front door. The rear of the property offers driveway providing off road parking which leads to the single garage having boarded loft. From the garage area pathway leads to the rear garden gate. The rear garden has been landscaped comprising decked area, ideal for sitting out on sunny days. To the right side of the garden patio area and in the centre it is laid to an attractive shingle stone. The garden has covered storage to the one side of the property and is all enclosed by brick wall and wooden panelled fencing.



**DIRECTIONS**  
Proceed out of Hereford city on Edgar Street, at the roundabout take your first exit (left) into Newtown Road, then at the next roundabout take your second exit into Holmer Road. Follow this road to a further roundabout taking your third exit into the Roman Road. Continue on this road going straight across at the next roundabout (second exit) then pass Attwood Lane on your left and take the next left into Green Wilding Road. Follow the road around to the right, proceeding along Green Wilding Road, you will then see a row of houses on your left and then a road to the left before an apartment block. Turn left here and follow the road around to the left, you will then come to the garage and rear access gate to the property.

**COUNCIL TAX**  
TBC 2024 - 2025 (A reduction may be applicable for single occupancy).

**AGENTS NOTE**  
There is a Ground Maintenance annual charge of £170 per year (The estate maintenance charge has been paid for this year).

**TO VIEW**  
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

**TENURE**  
Freehold

**N.B.**  
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Floor Plan

