

for sale

offers in the region of **£360,000**



Cowarne Red Way Holmer Hereford HR1 1GH

This stunning four bedroom detached family home is located to the north of Hereford City in the popular Holmer district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations. The home itself offers great size rooms and is been finished to a high standard throughout. Being sold with NO ONWARD CHAIN this wonderful family home briefly comprises: off road parking, garage, entrance hall, downstairs W.C, lounge, dining room, kitchen, utility room, first floor landing, four bedrooms, master en-suite, family bathroom and a beautiful garden to the rear.

Cowarne Red Way Holmer Hereford HR1 1GH

Approach

Parking and garage are to the rear of the home and to the front you have a step leading up to the front door with a small lawn area to the sides. To the front of the home you look out over fields and the door to the front gives access to:

Entrance Hall

Double glazed door to front, central heating radiator, storage cupboard, ceiling light point, stairs to first floor and doors to the following.

Cloakroom

Low level WC, wash hand basin, central heating radiator and ceiling light point.

Lounge

18' 6" x 11' 8" (5.64m x 3.56m)

Double glazed window to front elevation, double glazed French doors to rear giving access to the rear garden, central heating radiator and two ceiling light points.

Dining Room

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window to front elevation, central heating radiator and ceiling light point.

Kitchen

14' 11" x 8' 6" (4.55m x 2.59m)

Fitted kitchen with soft close wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, electric oven with gas hob and cooker hood over, integrated dish washer and fridge freezer, spotlights to ceiling, central heating radiator, double glazed French door to rear giving access to the rear garden and an opening to the utility room.

Utility Room

7' 3" x 4' 6" (2.21m x 1.37m)

Soft closing wall and base units with roll top work surfaces over, one bowl sink and drainer, plumbing for washing machine, central heating radiator, central heating boiler, loft access, ceiling light point and double glazed door to rear.

Landing

Double glazed window to rear elevation, central heating radiator, storage cupboard, two ceiling light points, loft access and doors to the following.



Bedroom One

9' 11" into wardrobe x 10' 6" (3.02m into wardrobe x 3.20m)

Double glazed window to front elevation, mirror front built in wardrobes, central heating radiator, ceiling light point and door to the following.

En Suite

Low level W,C, wash hand basin, part tiling to walls, shower cubicle, central heating radiator, extractor fan and ceiling light point.

Bedroom Two

9' 9" x 8' 11" (2.97m x 2.72m)

Double glazed window to front elevation, central heating radiator and ceiling light point.

Bedroom Three

8' 1" max x 8' 2" (2.46m max x 2.49m)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

Bedroom Four

7' 7" x 7' 7" (2.31m x 2.31m)

Double glazed window to rear elevation, central heating radiator and ceiling light point.

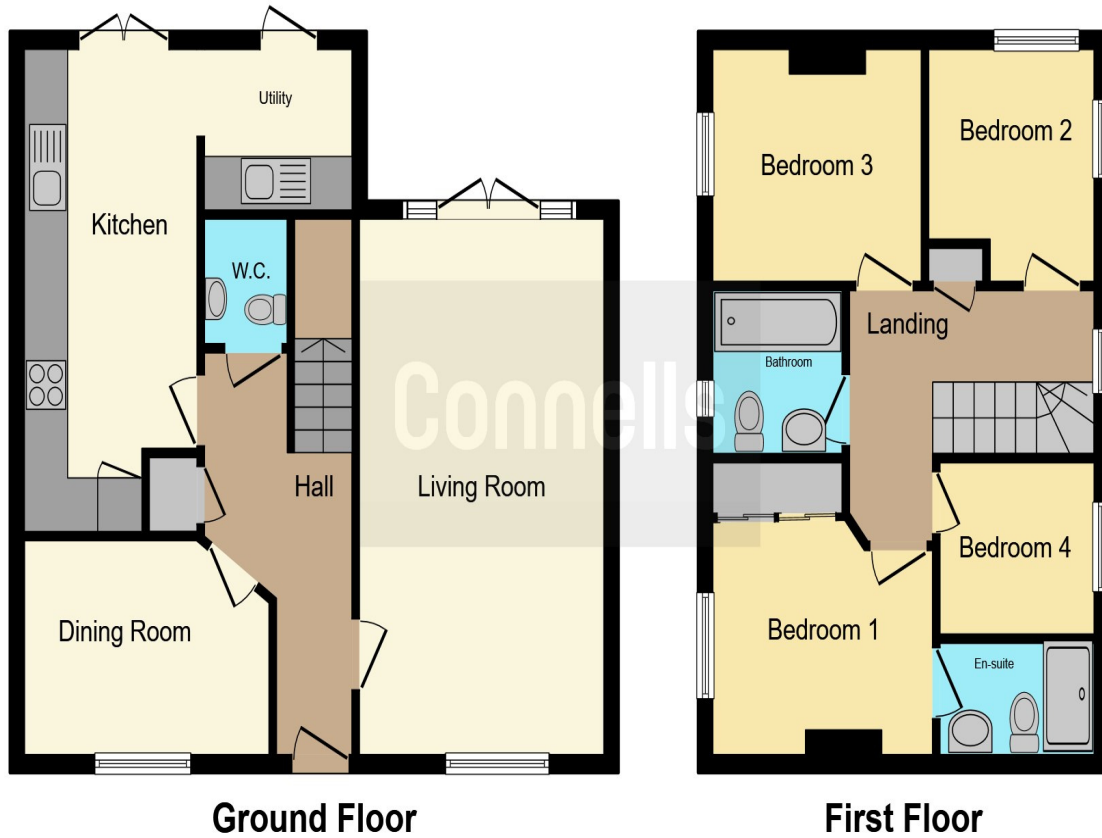
Bathroom

Modern white suite briefly comprising: bath with mixer taps and shower overhead, wash hand basin, low level W,C, part tiling to walls, extractor fan, central heating radiator and double glazed obscure window to side elevation.

Rear Garden

Slab paved area perfect for entertaining which leads to the lawned garden with plants and fencing to the borders. To the side of the home you have a side gate giving access back to the front of the home.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315022 - 0002

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HER315022



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk