

for sale

£230,000



## Holme Lacy Road Hereford HR2 6DF

This charming property is situated in a well-established neighbourhood just a short walk from Hereford City Centre. There are a range of amenities nearby including primary and secondary schools, a church, public house/restaurant, mini supermarket and daily bus services. You can also enjoy riverside walks nearby.



# Holme Lacy Road Hereford HR2 6DF

## Entrance Hall

Ceiling light point, radiator, stairs to first floor and door to lounge.

## Lounge

11' 8" max x 13' 9" ( 3.56m max x 4.19m )

Double glazed window to front, ceiling light point, radiator, log burner with mantle and door to the kitchen/diner.

## Kitchen

16' 10" x 8' 6" ( 5.13m x 2.59m )

Wall, base and drawer units with roll top work surfaces, one and a half bowl sink and drainer, tiled splashbacks, plumbing and spaces for washing machine and dishwasher, integrated under counter fridge, integrated oven, grill, electric hob and cooker hood, double glazed window to rear elevation, tiled flooring, spotlights, radiator and door to utility.

## Utility Room

4' 10" x 7' 11" ( 1.47m x 2.41m )

Space for tumble dryer and under counter appliances, ceiling light point and door to garden.

## Landing

Ceiling light point, loft hatch, radiator and double glazed window to side elevation.

## Bedroom One

13' 9" into recess x 9' 7" max ( 4.19m into recess x 2.92m max )

Two double glazed windows to front elevation, ceiling light point, radiator and built in wardrobes.





## Bedroom Two

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double glazed window to rear elevation, ceiling light point, radiator and airing cupboard.

## Bedroom Three

6' 7" x 8' ( 2.01m x 2.44m )

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

## Bathroom

Modern white suite briefly comprising of walk in shower with dual heads, wash hand basin and vanity, WC, panelled splashbacks, ceiling light point, double glazed obscure window to side elevation and towel rail.

## Outside

The front garden offers a great size lawn alongside a gated driveway and summerhouse. At the rear of the property there is a courtyard style garden with fencing at the borders, a large pond and slate patio wrapping around the side to the front garden.





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](http://www.focalagent.com)

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Property Ref: HER315460 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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