

for sale

£290,000



## Red Norman Rise Holmer Hereford HR1 1GP

An immaculately presented and modern four bedroom property located on the northern outskirts of the City Centre. Further benefiting from master en suite, garage and parking.

# Red Norman Rise Holmer Hereford HR1 1GP

## Entrance Hall

Ceiling light point, radiator, stairs to first floor, storage cupboard and doors to main living areas.

## Cloakroom

WC, wash hand basin, ceiling light point, extractor fan and radiator.

## Kitchen/Diner

16' x 9' 9" ( 4.88m x 2.97m )

Wall, base and drawer units with roll top work surfaces, one and a half bowl sink and drainer, tiled splash backs, integrated gas hob, oven, grill and cooker hood, plumbing for washing machine, integrated fridge freezer, double glazed window to front elevation, radiator and spotlights.

## Lounge

17' 10" x 12' 3" ( 5.44m x 3.73m )

Double glazed window to rear, double doors to garden, ceiling light point and two radiators.

## Landing

Two ceiling light points, loft hatch and airing cupboard.

## Bedroom One

11' x 10' 3" ( 3.35m x 3.12m )

Double glazed window to front elevation, wardrobes with sliding doors, radiator, ceiling light point and TV point.



## En Suite

Walk in shower, WC, wash hand basin, tiled splashbacks, towel rail, ceiling light point, extractor fan and shaver point.

## Bedroom Two

7' 8" x 10' 3" ( 2.34m x 3.12m )

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

## Bedroom Three

6' 10" x 7' 8" ( 2.08m x 2.34m )

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

## Bedroom Four

6' 5" x 6' 5" ( 1.96m x 1.96m )

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

## Bathroom

Bath with shower over, wash hand basin, WC, tiled splash backs, towel rail, ceiling light point, extractor and double glazed obscure window to rear elevation.

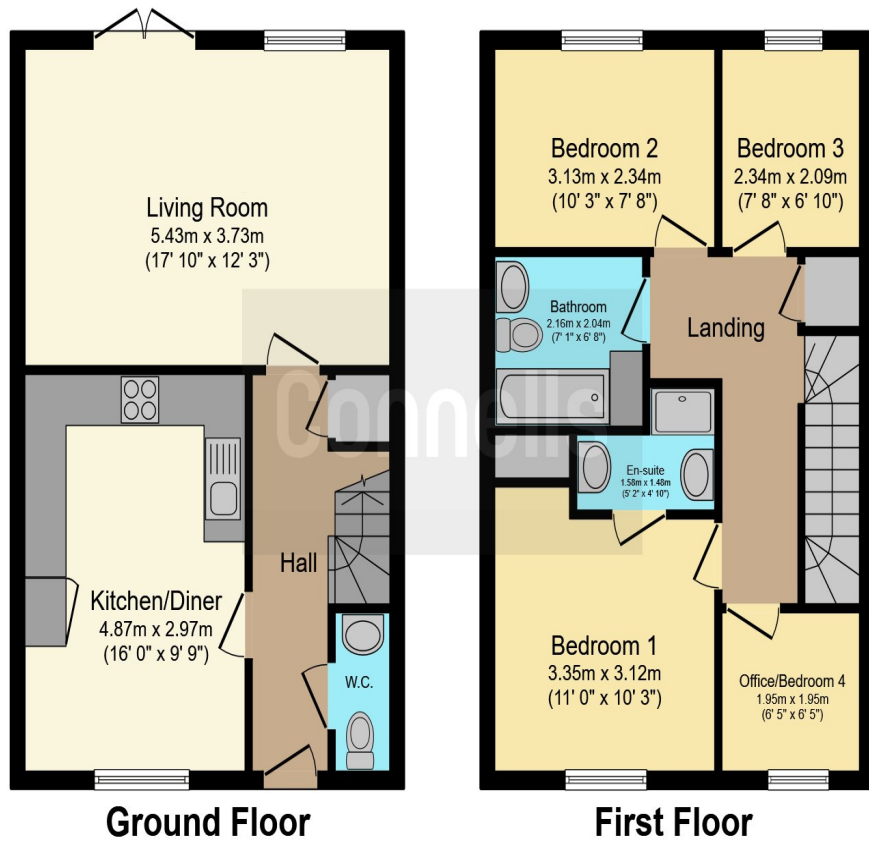
## Garden

A low maintenance rear garden with patio and lawn, garden shed and a rear gate for access to the garage and parking.

## Garage

Up and over door with space in front for parking.





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**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315578 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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