



2, Red Norman Rise, Holmer, HR1 1GQ
Price £270,000

2 Red Norman Rise Holmer

A well presented, spacious and modern semi-detached family home located in a popular residential area of the Northern outskirts of Hereford City and offered with no onward chain. VIEWING IS HIGHLY RECOMMENDED - CALL NOW 01432-266007

- Three Bedrooms
- Semi-Detached
- Kitchen/Dining Room
- Garage & Parking
- En-Suite & Dstrs WC
- Enclosed Rear Garden
- Gas Central Heating
- No onward chain

Material Information

Price £270,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: C

EPC: C (78)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

The property is double glazed and gas centrally heated with accommodation comprising; entrance hall, downstairs WC, living room, kitchen/dining room and to the first floor is a landing area, family bathroom, three bedrooms with the master having en-suite.

Property Description

The Entrance hall has stairs to the first floor and doors leading off to all rooms including - living room with patio doors to the rear, downstairs WC, under stairs storage cupboard and kitchen/dining room with fitted cupboards under worktop, fitted oven, hob and extractor fan over, space for washing machine and patio doors leading out to the rear.

Stairs rise up to the first floor landing which has a fitted cupboard housing the gas central heating boiler and doors to all first floor rooms including - family bathroom comprising of bath with shower attachment over, basin and WC, bedroom 1 has fitted wardrobes with sliding doors and door to the en-suite shower room, bedroom 2 is a double room double glazed window to the front, bedroom 3 is a single room with double glazed window to the rear.

Garden & Parking

There are double glazed patio doors from both the kitchen and the living room which lead on to a patio area at the rear of the property and a further decked area all enclosed by wooden panel fencing and a stepped path which gives access to a wooden gate to the rear where can be found the garage with up and over door and parking space in front. A further path leads to the front of the property via a wooden gate where there is a canopy porch over the front door and a metal gate giving pedestrian access to the property from the pathway.

Location

Located in the residential development 'The Furlongs'. Situated off Roman Road in the sought after residential area of Holmer on the northern outskirts of the city of Hereford. Within a short distance are local amenities including general stores, public house and restaurant, racecourse, Leisure Centre, Holmer Park, golf course and primary school. It enjoys access to the A4103 to Worcester and A49 to Leominster. Plus lovely countryside walks in a quiet location.

Services

Mains water, drainage, electricity and gas are all connected to the property

Council Tax - Herefordshire Council Band C

Tenure - Freehold

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From the office head North on the A49, proceed up Holmer Road and at the Starting Gate roundabout turn right onto Roman Road A4103. At the traffic lights turn left into Green Wilding Road where the property can be found directly ahead.

