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4 The Crossways, Holmer, Hereford, HR1 1FL

'Situated to the north of Hereford City in the popular residential location of Holmer a well presented modern four bedroom detached family home with kitchen/dining room, sitting room, separate utility, ensuite to the master bedroom, off road parking for three cars and enclosed rear garden'

£430,000 (Freehold)

Residential Sales and Lettings

4 The Crossways, Holmer, Hereford, HR1 1FL

LOCATION

The property is situated to the north of Hereford City in the popular residential location of Holmer. In the area are a range of amenities including local shops and The Hereford Leisure Centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a modern four bedroom detached family home w. The property has the added benefit of off road parking for three vehicles, enclosed rear garden, gas central heating, double glazing and comprises entrance hall, utility, cloakroom, sitting room, kitchen/dining room, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed panelled entrance door leading into the entrance hall with front and side aspect double glazed windows, panelled radiator, inset spot lights, stairs to the first floor, understairs storage cupboard, smoke alarm, tiled flooring and door to:

The Utility Room

1.88m (6'2) x 1.65m (5'5)

With side aspect double glazed window, work surface with splash back, plumbing and space for washing machine, space for tumble dryer, storage unit, panelled radiator, extractor fan and tiled flooring.



The Cloakroom

With side aspect double glazed window with low flush wc, pedestal mounted wash hand basin with tiled splash back, extractor fan, panelled radiator and tiled flooring.

The Sitting Room

4.39m (14'5) x 3.76m (12'4)

With rear aspect double glazed patio door to the garden, side aspect double glazed window, television point, gas fire with decorative surround, panelled radiator and smoke alarm.



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The Kitchen/Dining Room

6.76m (22'2) x 4.19m (13'9)

Kitchen area with front aspect double glazed window, a range of units comprising 1½ bowl mixer unit with work surfaces, tiled splash backs, a range of wall and base mounted units and drawer units. Integrated electric double oven and gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, breakfast bar, inset spot lights, tiled flooring and access to the:



Dining Area

With panelled radiator, television point, tiled flooring and rear aspect double glazed patio door leading to the rear garden.



ON THE FIRST FLOOR:

Landing

Inset spot lights, smoke alarm, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

4.17m (13'8) (maximum) x 3.35m (11') (plus recess)

With front aspect double glazed window, built-in double wardrobe, single wardrobe, television point, radiator, telephone point, thermostat for gas central heating and door to:

En-Suite Shower Room

With double shower cubicle with power shower, low flush wc, pedestal mounted wash hand basin, extractor fan, heated towel rail, partially tiled wall surround and tiled flooring.

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Bedroom 2

3.78m (12'5) x 3.05m (10') (maximum)

With rear aspect double glazed window and panelled radiator.

Bedroom 3

3.56m (11'8) x 2.59m (8'6)

With front aspect double glazed window, panelled radiator, built-in wardrobe and access hatch to loft space.

Bedroom 4

4.17m (13'8) x 2.31m (7'7)

With rear aspect double glazed window and panelled radiator.



Bathroom

With suite comprising panel enclosed bath, shower cubicle with power shower and rainwater shower head, low flush wc, pedestal mounted wash hand basin, heated towel rail, shaver point, extractor fan, partially tiled wall surrounds, tiled flooring and inset spot lights.



OUTSIDE:

To the front of the property is a lawned garden with path leading to a side gate. To the front of the property are three allocated parking spaces. A gate gives access to the side of the property where there is a lawned garden and path leading to the rear garden. The rear garden comprises two patios and a lawned area. There are two useful sheds. The garden is enclosed by a mixture of walling and fencing to provide a degree of privacy.

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SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND E

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the first exit left onto Newtown Road. Continue over the bridge to the next roundabout and take the second exit onto Holmer Road. Continue along Holmer Road to the roundabout and take the third exit onto Roman Road. Take the first left into Park Close and first left again into The Crossways where the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

11th March 2024

ID36132

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy performance certificate (EPC)

4, The Crossways Holmer HEREFORD HR1 1FL	Energy rating B	Valid until: 14 June 2028 <hr/> Certificate number: 9858-5017-7326-5788-6910
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Property type: Detached house

Total floor area: 126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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