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### Halfar, Coldwells Road, Holmer, HR1 1LH

*'Set just beyond the northern outskirts of the city in Holmer, a mature bungalow residence, with dormer bedroom, good parking facilities, high car port, garage, formal front gardens and delightful south facing gardens which are part hard landscaped terraced and border a brook'*

**£400,000 (Freehold)**

**Residential Sales and Lettings**



# Halfar, Coldwells Road, Holmer, HR1 1LH

## LOCATION

Halfar is located in Coldwells Road within Holmer just to the north of the City Centre. Geographically the property is about ½ a mile from Holmer roundabout and at the rear enjoys a pleasant southerly aspect. Within Holmer there are a range of amenities including a public house, corner shop and in Holmer Road is Hereford's 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

Halfar is a detached residence which has later additions together with an attic bedroom. A gas fired central heating system is installed, windows are double glazed, a fine southerly aspect is enjoyed at the rear and in more detail this eminently convenient and versatile home offers:

### ON THE GROUND FLOOR:

#### Reception Hall

5.18m (17'0) x 2.21m (7'3)

Approached through a pair of doors with double glazed upper panels and with a stairway, wall light point, radiator, understairs storage cupboard and with doors to bedrooms 1 and 2, bathroom, kitchen/breakfast room and



#### Open Plan Living/Family Room

5.54m (18'2) x 6.02m (19'9)

A stunning room arranged on a split level basis with two steps between and with a sliding double glazed patio door in the centre of three glazed units from which a view is enjoyed across the rear garden. Coving to ceiling, double glazed window to side, wall light points, three radiators and living flame gas fire.





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## The Open Kitchen/Breakfast Room

5.49m (18'0) x 3.48m (11'5)

With a double glazed window to the front and further picture double glazed window overlooking the front garden with water feature. Sunken ceiling lights and with an extensive range of base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets including glass fronted units and a tall floor to ceiling cupboard. 1½ bowl stainless steel sink unit with drainer and mixer tap, Neff four ring hob with cooker hood over, eye level electric oven, recess with plumbing for dishwasher and recess for further appliance, radiator, tiled floor and door to side passageway, garage and wc.



## Bedroom 1

4.22m (13'10) x 2.92m (9'7)

With a double glazed window overlooking the front garden with feature ornamental pool. Along one wall there are built-in wardrobe cupboards, there is a wall light point and radiator.

## Bedroom 2/Dining Room

4.22m (13'10) x 3.1m (10'2)

With coved ceiling, radiator and double glazed sliding patio door with a step down to:



## The Conservatory

3.96m (13'0) x 2.06m (6'9)

With a roof light and along one wall there are double glazed windows off a brick base and a pair of double glazed French doors open to and overlook the rear garden. Tiled floor and wall light points. Door to:





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### The Utility Room/Shower Room

2.57m (8'5) x 2.11m (6'11)

With a wide tiled shower cubicle with electric shower unit, roof light, double glazed window, tiled floor and with plumbing for washing machine. Radiator.

### Bathroom

2.16m (7'1) x 2.06m (6'9)

With tiled walls and suite comprising bath with mixer tap and electric shower over. Low level wc and pedestal wash basin. Single glazed window, radiator and shaver point.



### ON THE FIRST FLOOR:

#### Landing

1.47m (4'10) x 1.24m (4'1)

With a velux roof light, recessed storage cupboards, door to an attic area and door to:

#### Bedroom 3

4.22m (13'10) x 1.73m (5'8) (to purlins - 11' maximum)

With velux type roof light, double glazed window and radiator.

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## The Study Attic

2.87m (9'5) x 2.79m (9'2)

With velux type roof light, sunken ceiling lights, flooring on two levels and with a door to:



## The Boiler Room

3.3m (10'10) x 1.85m (6'1) (to purlins)

With a wall mounted gas fired combination boiler which provides central heating and domestic hot water.

## OUTSIDE:

There is a tarmacadam driveway/parking area off which is the excellent high CAR PORT (22' x 22'8 average) with a height of approximately 9'. Adjacent to this is the GARAGE (19'2 x 9'0) with electric roller door, electric light and power points and in which is housed the SMA Sunny Boy solar unit, which serves fourteen solar panels located on the bungalow roof. Adjacent to the garage door there is a personal door which opens to a passageway with doors off to the kitchen and the covered courtyard garden area.

A pathway leads to the front door and continues to the side of the property and the front garden area is superbly presented and includes a central ornamental pool with Iris and rockery border. The front garden is predominantly laid to lawn, there are mature trees and an evergreen hedge. The tarmacadam pathway continues around the side of the residence and is flanked by a lawn beyond which there is a polytunnel (20' long by 9' wide). There is also a TIMBER GARDEN STORE (8' x 6'). The rear garden enjoys a fantastic southerly aspect and across the rear of the residence there is an 8' wide patio area which continues for the width of the residence and around to an 18' x 13' covered seating area with paving slabs continuing around to the rear of the car port. There is also a barbecue area and then steps lead down to terraced gardens, further pathways lead off to raised vegetable beds, rockery, fruit canes and the rear garden adjoins a stream at the bottom. There is also a TIMBER STORE/WORKSHOP area (13' x 14') and a GREENHOUSE (12' x 6').





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### COUNCIL TAX BAND D

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas and water services are connected to the property. Drainage is to a private system.

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.

### VIEWING

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

### DIRECTIONAL NOTE

From central Hereford proceed for the length of Holmer Road and at the roundabout take the second exit onto the Leominster Road and then take the first turning on the right into Church Way. Continue along Church Way for about 0.2 of a miles and turn left into Coldwells Lane. After about 0.1 of a mile the property will be identified on the right hand side.

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## 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

23rd May 2024  
ID38351

## 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

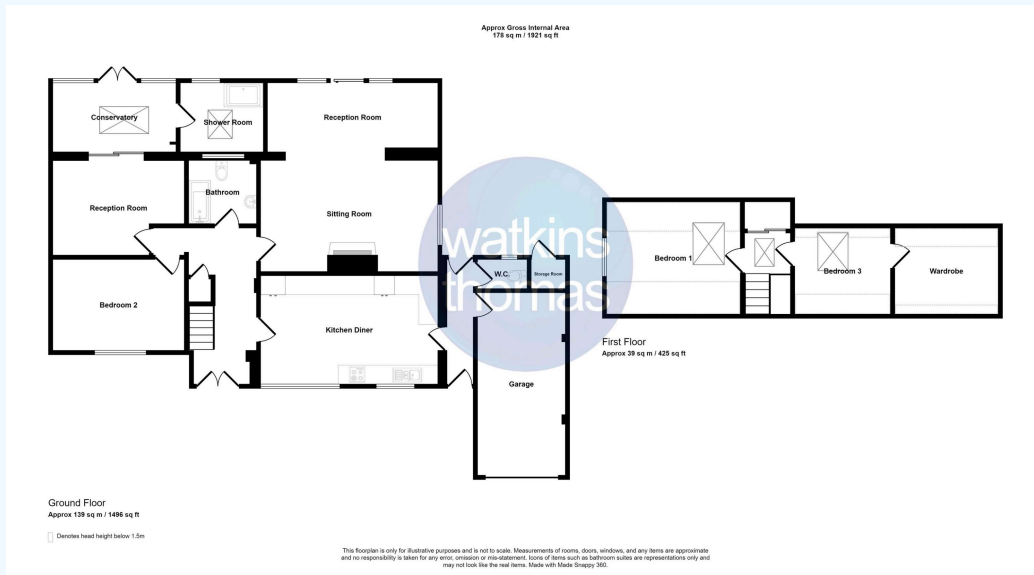
For properties in England and Wales:

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

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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