



125 HOLME LACY ROAD
HEREFORD HR2 6DG

£289,500
FREEHOLD

An immaculate older-style semi-detached house, pleasantly situated in a popular and convenient location close to local amenities. The property offers versatile accommodation with three bedrooms, three reception rooms, utility room and downstairs WC, together with driveway parking and enclosed gardens – ideal for first-time buyers or as a lovely family home.



125 HOLME LACY ROAD

- Traditional semi detached house • Driveway parking & enclosed garden • Three bedrooms, utility & downstairs toilet • Ideal first time buyer/family home • Must be viewed!
- Convenient location south of Hereford



Ground floor

With upvc entrance door leading into the

Entrance hallway

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage cupboards and doors leading into the

Living room

With wood effect flooring, ceiling light point, radiator, double glazed bay window to front and chimney breast with space for an electric style woodburning stove.

Family room

With wood effect flooring, radiator, double glazed window to the front aspect, panelling, recess spotlights.

Dining room/extended kitchen

With matching wall and base units, work surface space over and tiled splash back, electric oven, ample space for dining with tiled floors feature ceiling light point, radiator and double glazed french doors leading out to the decking area perfect for entertaining. The dining area opens into the

Kitchen

Fitted with matching wall and base units, work surface space over and tiled splash backs, 1 1/2 bowl stainless steel sink and drainer unit, five ring gas hob with extractor over, integrated dishwasher, integrated fridge freezer, radiator, ceiling light point, tiled floor, double glazed window and door out to the rear garden and an opening leading into the

Utility room

With a fitted base unit with stainless steel single sink unit over, space and plumbing for washing machine with space for tumble dryer over, there is additional space to the side for an extra free standing fridge/freezer, ceiling light point and door leading into the

Downstairs toilet

With low flush, radiator, ceiling light point, loft hatch and tiled floor.

First floor landing

With fitted carpet, ceiling light point, loft hatch, double glazed window and doors leading into

Bedroom one

With fitted carpet, ceiling light point, radiator, large double glazed bay window to the front aspect and large built in wardrobes with mirrored sliding doors.

Bedroom two

With fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear garden.

Bedroom three

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bathroom

A full suite comprising panelled bath, fitted shower cubicle with mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, heated towel rail, vinyl flooring, fully tiled surround, recess spotlights and double glazed window.

Outside

To the front a concrete driveway, with further area laid to stone providing off road parking. To the rear a large decked area provides a fantastic entertaining space with steps leading down to the remainder of the garden which is laid to patio with the remainder laid to lawn, a wooden storage shed and wooden outside bar area with power. There are useful outside power points, a small pond and the rear garden is enclosed by fencing.

Directions

Proceed south out of Hereford on the A49 towards Ross On Wye, turning left at the traffic lights onto Holme Lacy Road. Proceed over the mini roundabout, heading past the co-op and take a left turn onto Manor Road and immediate right back onto Holme Lacy Road. The property is situated a short distance down on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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EPC Rating: **Council Tax Band: C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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