



29 HOLMER ROAD

HEREFORD HR4 9RX

£230,000
FREEHOLD

Situated in this convenient location north of the City, a charming two bedroom semi detached home offering ideal first time buyer accommodation and sold with the benefit of no onward chain. Comprising; two reception rooms, kitchen/diner & downstairs W/C to the ground floor with two double bedrooms and large shower room to the first. The property also benefits from off road parking, low maintenance front and rear gardens and a large single detached garage. A viewing is highly recommended.



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- Garden, garage & off road parking
- Must be viewed!
- Semi detached house
- Two receptions, kitchen/diner and downstairs W/C
- Two double bedrooms
- Sold with no onward chain!



Ground floor

With entrance door leading into the

Entrance hallway

With laminate flooring, radiator, ceiling light point, carpeted stairs leading up, coving and door into

Sitting room

With laminate flooring, radiator, coving, double glazed window to the front aspect and opening into the

Living room

With laminate flooring, ceiling light point, coving, double glazed window, wall light, granite electric fireplace with surround and tiled hearth, understair storage cupboard and opening into the

Kitchen/dining room

Fitted with matching wall and base units, ample work surface space, integrated fridge/freezer, integrated oven, 4 ring hob, integrated microwave, under counter space for washing machine, 1 1/2 bowl sink and drainer unit, recess spotlights, double glazed window, wall mounted gas central heating boiler, wood effect flooring and ample space for dining with another double glazed window, and door out to the

Utility area

With storage cupboard, door to the downstairs loo with low flush w/c, a further storage cupboard, two windows, and door out to the

Lean to

With tiled floor and doors to the front and rear gardens

First floor landing

With fitted carpet, loft hatch, ceiling light point, coving and doors to

Bedroom 1

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

Bedroom 2

With fitted carpet, coving, ceiling light point, radiator, double glazed window overlooking the rear and double built in wardrobe.

Shower room

With large walk in shower, wash hand basin, low flush w/c, two double glazed windows, two radiators, ceiling light point and large airing cupboard.

Outside

To the rear a low maintenance courtyard garden laid to stone enclosed by fencing and brick walling with pathed path leading to the rear parking area and garage. Useful outside power points. Iron gates open on to a concrete driveway providing off road parking with an up and over door to the large garage (with light and power) and storage shed. To the front a small courtyard enclosed by brick walling laid to stone with concrete path leading to the front door and side access gate.

Services

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

(subject to transfer regulations). Outgoings-Council tax band B - £1889.10 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

From Hereford proceed north along Edgar Street, at the roundabout take the first exit left over the bridge towards Holmer Road/ A49. At the next roundabout turn right (2nd exit) and the property is situated a short distance down on the left hand side as indicated by the agents for sale board.

Money Laundering Regulations

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band:

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

