# 1 BRAN ROSE WAY

## HOLMER, HEREFORD HR1 1GF

**Asking Price £265,000**

**FREEHOLD**

An attractive and well-presented three-bedroom semi detached home, situated within the popular residential development of The Furlongs in Holmer, to the north of Hereford City. The property offers spacious and versatile accommodation, including a dual-aspect living room, a modern kitchen/dining room with French doors opening onto the rear garden, downstairs cloakroom, three bedrooms with an en-suite to the principal bedroom and a family bathroom. Outside, the property benefits from a fully enclosed rear garden, single garage and tandem driveway parking. Ideal for families and those looking for a modern home in a convenient and sought-after location. Sold with the benefit of no onward chain.

Flint & Cook

# 1 BRAN ROSE WAY

• Modern semi detached house • Three bedrooms, two bath • Sold with no onward chain • Single garage & parking • Ideal first time buyer/family home • Must be viewed!

## Ground Floor

With entrance door leading into the

## Entrance Hall

With wood-effect flooring, radiator, ceiling light point, central heating thermostat, matwell and doors leading into the

## Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, wood-effect flooring, radiator, ceiling light point, extractor fan, wall-mounted fuse box and useful fitted shelving.

## Living Room

A spacious and light-filled living room benefiting from dual-aspect double glazed windows, including an attractive bay window to the side and an additional window overlooking the front aspect. With fitted carpet, two radiators and two ceiling light points, this is a comfortable and generously proportioned reception room with ample space for a range of furniture.

## Kitchen/Dining Room

A spacious and well-appointed kitchen/dining room, fitted with a modern range of matching wall and base units with ample work surfaces over and matching upstands. There is a stainless steel one-and-a-half bowl sink and drainer unit, integrated dishwasher, four-ring gas hob with cooker hood over and electric oven below, together with under-counter space and plumbing for a washing machine and space for a freestanding fridge/freezer.

The room offers ample space for a family dining table and benefits from wood-effect flooring, ceiling light points, a useful understairs storage cupboard, double glazed window to the front aspect and double glazed French doors opening directly onto the enclosed rear garden, making this an ideal space for everyday family living and entertaining.

## First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard housing the gas central heating boiler and doors leading into the

## Bedroom One with En-suite

A spacious principal bedroom benefiting from dual-aspect double glazed windows allowing plenty of natural light, fitted carpet, radiator, ceiling light point and two sets of fitted double wardrobes providing excellent storage. A door leads into the

En-Suite Shower Room

Fitted with a modern white suite comprising a large walk-in shower enclosure with bi-folding glass door, tiled surround and mains shower fitment, low flush WC and wash hand basin. There is also a chrome heated towel rail.

## Bedroom Two

A further bedroom with fitted carpet, radiator, ceiling light point and double glazed window.

### Bedroom Three

With fitted carpet, radiator, ceiling light point and double glazed window. This room would also make an ideal home office or nursery if required.

### Bathroom

A modern fitted suite comprising a panelled bath with tiled surround, low level w/c, wash hand basin & double glazed window.

### Outside

To the rear of the property is a fully enclosed garden, attractively arranged with a combination of paved patio and lawn, providing an ideal space for outdoor dining, entertaining and family enjoyment.

A paved pathway leads to a side access gate, which provides convenient access to the driveway and garage.

Garage & Parking

The property benefits from a single garage with up-and-over door, together with a tandem-length driveway to the front providing off-road parking.

### Directions

Proceed north out of Hereford on Holmer Road, at the starting gate roundabout take the third exit onto Roman Road then taking the left hand turning onto the Furlongs. Take the second right onto Green Wilding Road and then take the left hand turning onto Red Norman Rise, follow the road round to the left, proceed past the green space and continue round to the left, take the next turning right into Bran Rose Way.

### 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.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

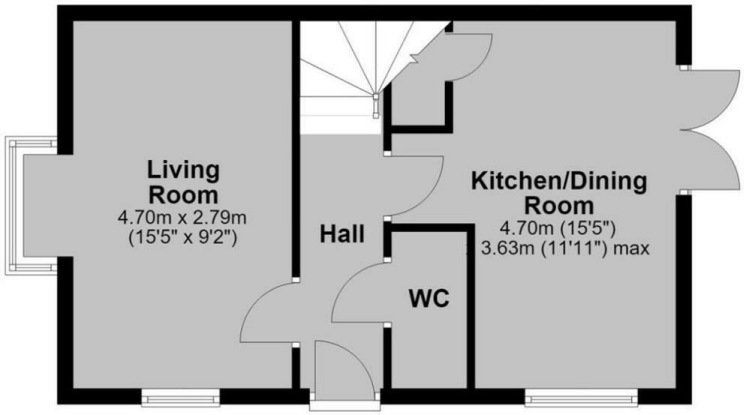
Freehold - vacant possession on completion.

### Viewing Arrangements

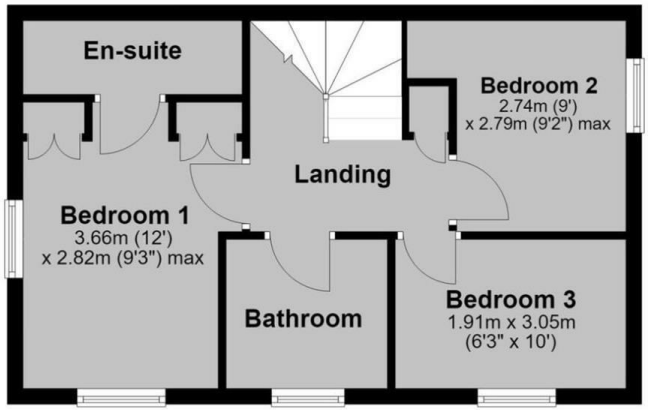
Strictly by appointment through the Agent (01432) 355455.

## 1 BRAN ROSE WAY

## Ground Floor

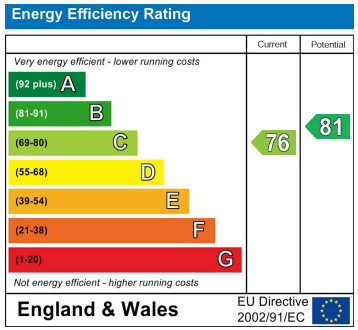



## First Floor



Total area: approx. 73.0 sq. metres (786.1 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.




## EPC Rating: C  Hereford Council Tax Band: C

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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