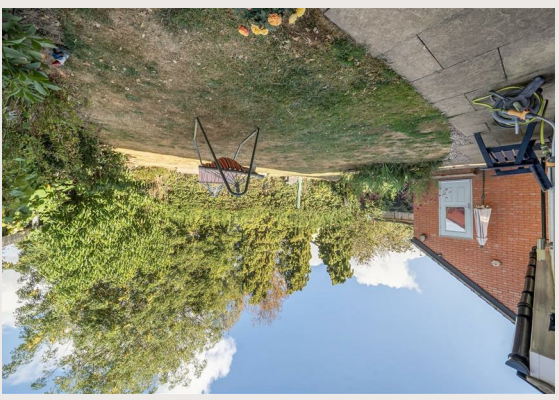
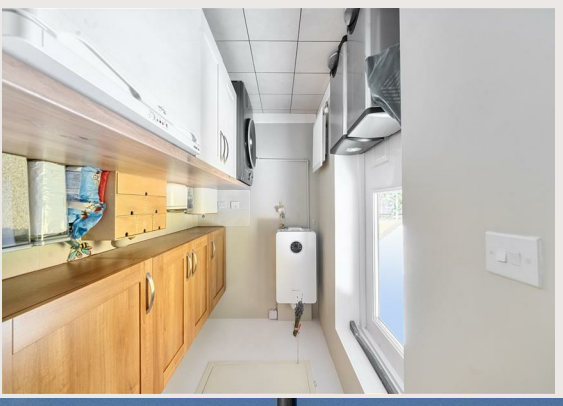
















5, Green Wilding Road, Hereford, HR1 1GB

Offers Over £350,000

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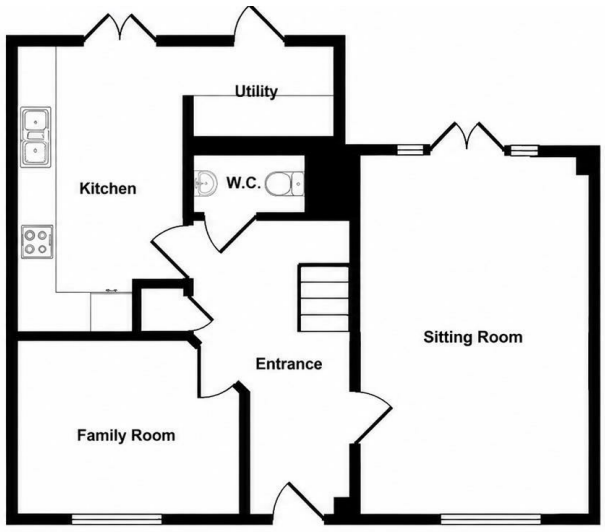
5 Green Wilding Road
Hereford

A modern and spacious four-bedroom detached family home offering approximately 1,195 sq ft of well-presented accommodation. The property benefits from a modern kitchen/diner, principal bedroom with en-suite, generous rear garden, garage and driveway parking, all situated in the popular residential area of Holmer with excellent access to local amenities, schools and transport links.

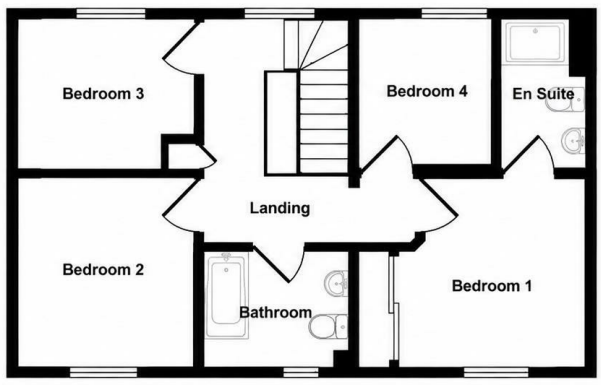
- Four-bedroom detached home
- Spacious family accommodation
- Principal bedroom with en-suite
- Generous rear garden
- Garage and driveway parking

Material Information
Offers Over £350,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: (0)
For more material information visit www.cobbamos.com

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor
Approx 57 sq m / 619 sq ft



First Floor
Approx 49 sq m / 525 sq ft

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
A modern and spacious four-bedroom detached family home, offering approximately 1,195 sq ft of well-presented and versatile accommodation. Ideally suited to growing families, the property combines generous living space with a modern kitchen, four good-sized bedrooms and excellent outdoor space. Situated in the popular residential area of Holmer, the property is conveniently located for a range of local amenities, schools and transport links. Viewing is highly recommended to fully appreciate what this family home has to offer.

Property Description
The property is entered via a welcoming entrance hall, providing access to the principal living accommodation and stairs rising to the first floor.

The spacious living room offers a comfortable and versatile reception space, while the modern kitchen/diner provides an excellent area for both everyday family life and entertaining. The kitchen is fitted with a range of contemporary units and benefits from space for dining, creating a practical and sociable heart to the home. A useful downstairs cloakroom/WC completes the ground floor accommodation.

To the first floor are four good-sized bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a particularly good-sized rear garden, incorporating a patio area ideal for outdoor seating and entertaining, together with areas of lawn. To the front is a driveway providing ample off-road parking, alongside a garage.

Location
The property is situated in Holmer, a popular residential area immediately north of Hereford city centre. The location provides excellent access to everyday amenities, with a range of shops, supermarkets, schools and leisure facilities all within easy reach.

Educational facilities are readily accessible, including Holmer CofE Academy and St Francis Xavier's Primary School, with further secondary schooling available nearby.

For commuters, the property is well placed for access to the A49, A4103 and A438, providing connections towards Hereford and the surrounding areas. Hereford railway station is also within convenient reach, offering regular services to destinations including Birmingham New Street and Cardiff Central.

Services
The property benefits from mains electricity, mains water, mains drainage and gas central heating.

Anti Money Laundering
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions

