



3 TANNERS RED WALK

HOLMER, HEREFORD HR1 1GL

£375,000
FREEHOLD

Occupying a peaceful position on this popular residential development on the northern outskirts of Hereford City, a well presented four bedroom detached property making an ideal home for families. The property benefits from a single garage, driveway parking & enclosed rear garden. A viewing is highly recommended.



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- Modern detached house • Single garage, parking & enclosed garden • Peaceful position on a popular residential development • Four bedrooms, one en-suite • Ideal home for families • Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Hall

With mat well, fitted carpet, radiator, ceiling light point, carpeted stairs leading up, useful cloak cupboard and doors into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, tiled floor, radiator and ceiling light point.

Kitchen/Breakfast Room

A fitted kitchen comprising a range of fitted wall and base units, ample work surface space over. Integrated appliances to include stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with electric double oven below and cooker hood over, integrated fridge/freezer and dishwasher, ample space for a dining table with french doors out to the rear garden and an opening into the utility.

Living Room

A spacious light and airy lounge with dual aspect double glazed window to the front and double glazed doors opening out to the rear garden, two radiators, two ceiling light points and electric wall mounted fireplace.

Dining Room

A flexible space currently set up as an additional reception with fitted carpet, ceiling light point, radiator and double glazed window with fitted blind to the front aspect.

Utility Room

With fitted base units with work surface space over and stainless steel sink and drainer unit, gas central heating boiler, under counter space and plumbing for a washing machine and door out to the rear garden.

First Floor Landing

With fitted carpet, two ceiling light points, radiator, loft hatch, smoke alarm, double glazed window to the rear aspect, airing cupboard and doors into

Main Bedroom with En-suite

A spacious main bedroom with fitted carpet, central ceiling light, radiator, double glazed window with fitted blind to the front aspect, triple wardrobe with mirrored sliding doors and door into the En-suite shower room comprising a large walk in shower with tiled surround and mains fitment shower head over, low flush w/c, wash hand basin, part tiled surround, chrome heated towel rail and tiled floor.

Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, radiator and double glazed window with fitted blind to the front aspect.

Bedroom Three

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

Bedroom Four

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

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin and low flush w/c with part tiled surround, chrome heated towel rail and double glazed window.

Outside

To the rear there is a good sized garden enclosed by brick walling and fencing, mainly laid to lawn with an area of patio and an area of decking. There are an array of plants and shrubbery with a plum tree. There is a rear access gate which leads to the parking and single garage and a side access gate leading to the front of the property. The single garage has an up and over door to the front, light & power with a driveway in front.

Directions

Proceed north out of Hereford heading towards the A49, at the roundabout take the third exit onto Roman Road and take the left turning at the traffic lights onto The Furlongs, follow the road around to the left onto Red Norman Rise and the rear access to the garage & parking is 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.

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.

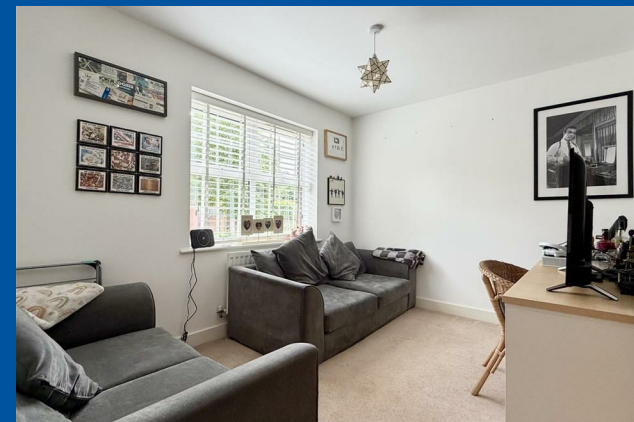
Tenure & Possession

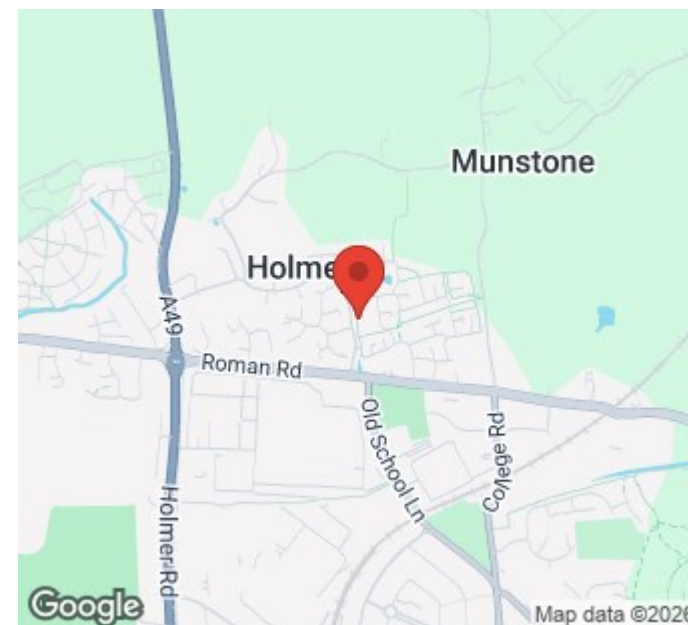
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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	

EPC Rating: C Hereford Council Tax Band: E

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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