



12 Holmer Street

Hereford, HR4 0HS

Andrew Grant

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2 Bedrooms 1 Bathroom 2 Reception Rooms

A characterful two bedroom home offering two reception rooms, a generous rear garden and driveway parking for two cars.

- A well proportioned two bedroom home combining characterful features with practical accommodation arranged across two floors.
- Two separate reception rooms provide versatile spaces for relaxing and dining, complemented by a kitchen overlooking the rear garden.
- The first floor includes two bedrooms, a bathroom and a separate shower room, offering convenient facilities for everyday living.
- A generous rear garden features established trees, mature planting and a pathway extending through the outdoor space.
- A gravelled driveway to the front provides valuable off road parking for two cars alongside gated access to the rear.
- Conveniently situated in Hereford, the home is well placed for access to the city's shops, amenities, schools and transport connections.

882 sq ft (81.9 sq m)





The kitchen

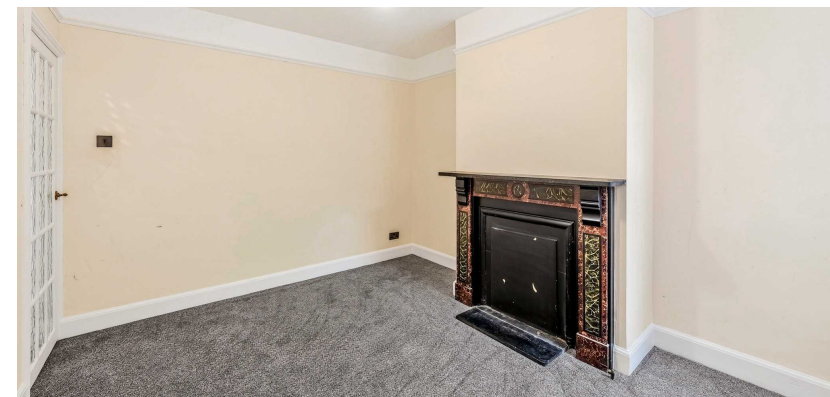
The kitchen provides a practical workspace at the rear of the home with direct access to the garden. A range of units and work surfaces incorporates a sink, oven and hob, with further space for appliances. Windows above the work areas provide an outlook across the garden, while a doorway connects the room with the dining room.





The dining room

Offering a dedicated setting for everyday meals and entertaining, the dining room sits between the living room and kitchen. A traditional fireplace forms the principal feature, complemented by a window overlooking the rear.





The living room

Forming the main reception space, the living room offers generous proportions for relaxing and welcoming guests. A broad bay window creates an attractive focal point at the front, while a decorative fireplace adds further character.





The primary bedroom

The primary bedroom provides a comfortable double room spanning the front of the first floor. A wide window overlooks the frontage, while a substantial arrangement of cupboards and shelving provides useful storage. Its proportions allow ample room for a bed and additional furniture without compromising the available floor space.

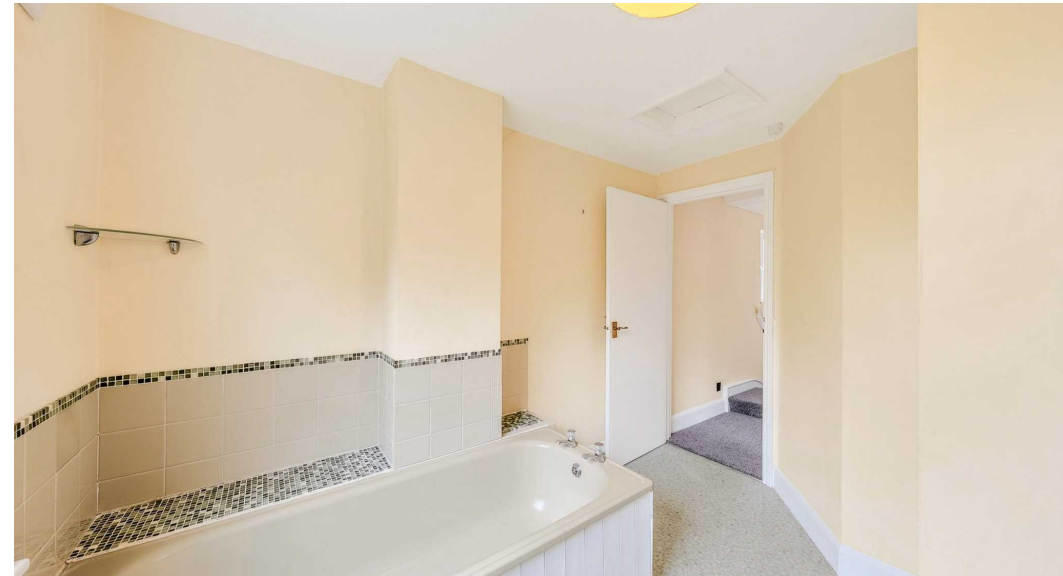




The second bedroom

Providing flexible accommodation for family members, guests or home working, the second bedroom is arranged towards the rear. Its long proportions create a clearly defined and adaptable space, complemented by a window overlooking the garden.





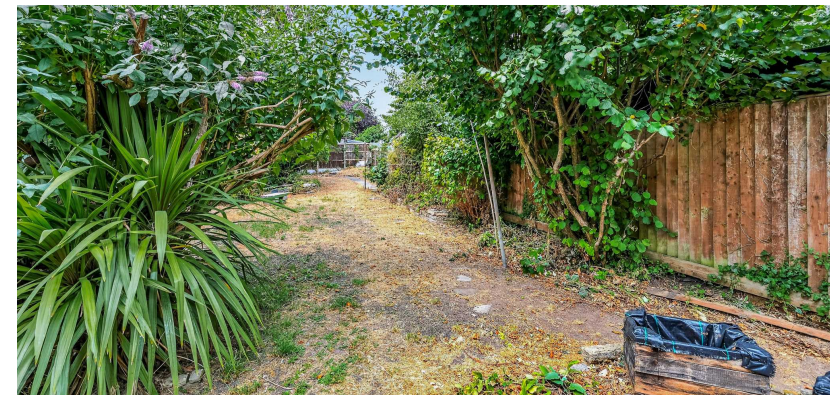
The bathroom and shower room

The first floor provides both a bathroom and a separate shower room, offering practical facilities for everyday routines. The bathroom contains a panelled bath, wash basin and WC, with a window providing ventilation. An adjoining independent shower room is equipped with an enclosed shower, creating valuable additional convenience within the two bedroom accommodation.



The garden

The garden offers a generous outdoor setting with established trees and mature planting creating a leafy backdrop. A pathway extends from the home through the garden, with open areas provide scope for seating, gardening and outdoor enjoyment. Timber fencing defines the sides, while gated access connects the garden with the front driveway.





The driveway and parking

A gravelled driveway occupies the frontage and provides off road parking for two cars. The parking area sits directly beside the entrance, supporting convenient everyday access to the home. Timber fencing and a gate continue along the side, creating a practical route through to the rear garden.

Location

Holmer Street offers a convenient setting within Hereford, placing the home within reach of the city's broad range of shops, everyday amenities and leisure facilities. The surrounding area provides access to schooling for different age groups, together with healthcare and community services. Hereford city centre offers a varied selection of independent businesses, larger retailers, cafés and restaurants. Public transport connections and established road routes support travel across the city and to surrounding towns and countryside, making the location suitable for those seeking convenient access to employment, education and recreational opportunities.

Services

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

Broadband Speed: Ultrafast broadband available. Download speeds up to 8000 Mbps and upload speeds up to 8000 Mbps (source: Ofcom checker).

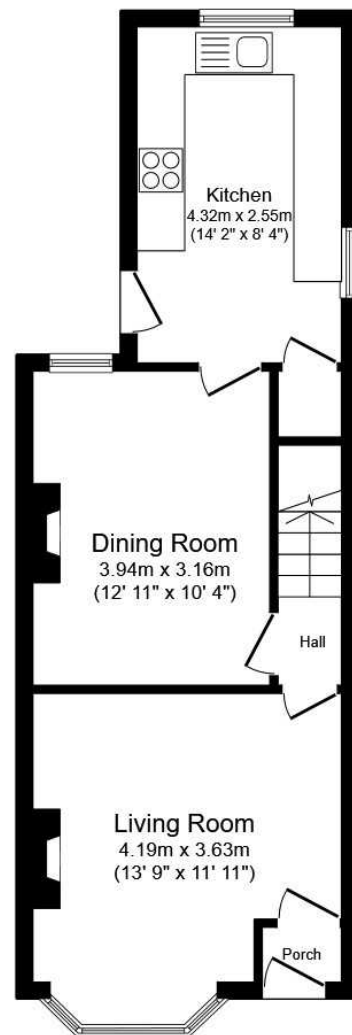
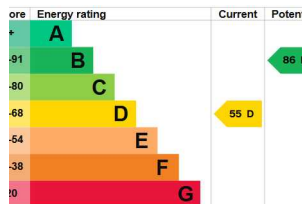
Mobile Coverage: Likely available from Vodafone, Three, O2 and EE (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding. Surface water flooding is predicted to increase to low risk between the years 2040 and 2060.

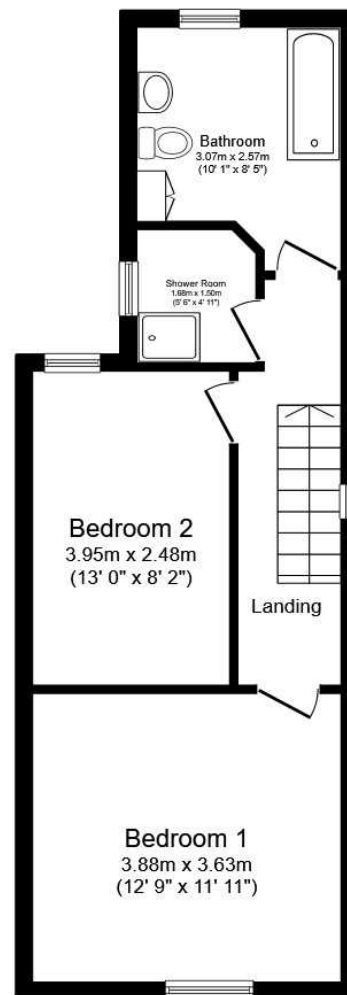
Council Tax

The Council Tax for this property is Band B.





Ground Floor



First Floor

Total floor area 81.9 sq.m. (882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com