



59 HOLME LACY ROAD HEREFORD HR2 6DE

Asking Price £199,950
FREEHOLD

Pleasantly situated in this well-established residential location, a spacious 3 bedroom older style semi-detached house offered for sale with no onward chain. The property is within easy reach of Hereford city centre and all its facilities and has the added benefit of gas central heating, double glazing, downstairs WC, extensive front garden, off-road parking and although in need of some updating to fully appreciate the property's potential we strongly recommend an internal inspection.



59 HOLME LACY ROAD

- Well established location • Spacious 3 bedroom older style semi-detached house • Lounge, Kitchen/Diner, Downstairs WC • Extensive front garden • Off-road parking • No onward chain



In more detail, the accommodation comprises

Canopy Porch with UPVC entrance door through to

Reception Hall

With double radiator, coat hooks, stairs to the first floor and door to

Lounge

With double glazed window to the front aspect, radiator, understairs store cupboard, feature fireplace with hearth, display mantel and built-in gas coal effect fire.

Kitchen/Dining Room

In need of updating but currently comprising single drainer sink unit, wall and base cupboards, worksurfaces, space for appliances, wall mounted Worcester gas central heating boiler, double glazed window overlooking the rear garden, double radiator, space for dining table, pantry cupboard with double glazed window to the side and door to

Rear Porch

With windows and door to outside and sliding door to

Downstairs WC

With low flush cistern, corner wash hand basin and double glazed window.

First Floor Landing

First floor landing with access hatch to loft space. Door to

Bedroom 1

A light and airy room with two double glazed windows to the front aspect, radiator, picture rail and built-in store cupboard.

Bedroom 2

With radiator, double glazed window to the rear, built-in airing cupboard with shelving and radiator.

Bedroom 3

With double glazed window to the rear.

Bathroom

In need of updating, currently comprising bath with tiled splashback, low flush WC, wash hand basin, tiled splashback, radiator and double glazed window.

Outside

To the front of the property there is an extensive lawned garden enclosed by fencing and hedging for privacy with paved pathway leading down to the front entrance door and continuing to the side to provide access to the rear. Double gates open onto a good sized driveway providing off-road parking facilities for several vehicles and with useful STORE SHED.

To the rear of the property there is a small enclosed garden which has been paved for easy maintenance and further GARDEN SHED.

Property Services

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

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Outgoings

Water and drainage rates are payable.

Directions

Head south out of Hereford City on the A49 Ross Road. After passing St Martin's Church turn left at the traffic lights onto Holme Lacy Road and Number 59 can be found on the left hand side.

Viewing

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.

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Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	

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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