



24 HOLMER ROAD HEREFORD HR4 9SA

£295,500
FREEHOLD

Pleasantly situated within easy reach of Hereford city centre and all its facilities, a deceptive spacious 3-bedroom older style semi offering ideal family accommodation. The property has the added benefit of gas-central heating, wood burning stove and double glazing, generously sized living accommodation, good sized rear garden, ample off-road parking, detached garage and we recommend an internal inspection.



24 HOLMER ROAD

- Within easy reach of the city centre
- Spacious 3 bedroom older style semi
- Good sized private rear garden
- Ample off-road parking and garage
- Gas central central
- Wood burning stove
- Lovely family home
- Must be viewed



Entrance Porch

Entered through a uPVC double-glazed entrance door the porch has double-glazed windows, storage space, power points, and glazed panel door to the

Reception Hall

With fitted carpet, radiator, coat hooks, carpeted staircase to the first floor, coved ceiling, under stairs storage area also housing the Worcester gas central heating boiler and glazed panel door to the

Lounge/Dining Room

With fitted carpet, 2 double radiators, coved ceiling, large double glazed bay window to the front aspect, serving hatch from the kitchen and feature fireplace with hearth, display mantel and wood burning stove and double glazed double French doors to the

Conservatory/Dining Room

With tiled floor, power and light points, upright radiator, large store cupboard, double glazed window, double glazed double French doors to the rear garden, access from the kitchen and then door to the

Utility/Cloakroom

With low flush WC, wash hand basin, tiled floor, partially tiled wall surround, coat hooks, double glazed window, space and plumbing for washing machine.

Kitchen

Fitted with a single drainer sink unit, a range of wall and base cupboards, ample work surfaces with splashbacks, vinyl flooring, double glazed windows to the side, space

for cooker, fridge, freezer and appliances, serving hatch to the living room and sliding door from the reception hall.

First Floor Landing

With double glazed side window with blinds, large access hatch to loft space with pull down ladder, coved ceiling and doors to

Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window to the rear and an extensive range of fitted wardrobes with central mirrored sliding doors.

Bedroom 2

With fitted carpet, double radiator, coved ceiling, double glazed window to the front aspect with blind and large fitted double wardrobe with sliding doors.

Bedroom 3

With fitted carpet, radiator, coved ceiling, double glazed window to the rear and large double wardrobe with sliding doors.

Shower Room

With suite comprising large double walk-in shower with twin shower heads and glazed screen, pedestal wash hand basin, low flush WC, radiator, wall mirror, double glazed window with blind.

Outside

To the front a large 5 bar gate opens onto an extensive driveway to the front and side of the property which provides ample off-road parking facilities, all enclosed

by high fencing, hedging and walling and which continues along the side to the rear where there is a

Detached Single Garage with up and over door, power and light points, ample storage space. There are useful outside power points and lighting installed.

To the rear of the property is a good-sized lawned garden, well enclosed by hedging and high fencing for privacy, with a large paved patio area providing the perfect entertaining space.

Property Services

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

Outgoings

Council tax band 'B' .

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Edgar Street, turning left at the roundabout onto Newtown Road and then right at the next mini roundabout onto Holmer Road.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

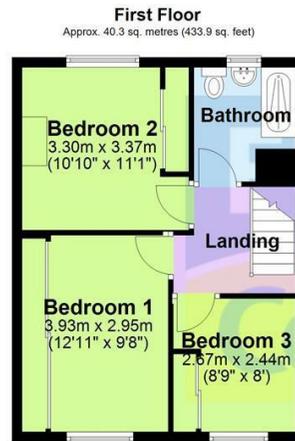
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

24 HOLMER ROAD





Ground Floor
Approx. 75.7 sq. metres (814.8 sq. feet)



Total area: approx. 116.0 sq. metres (1248.7 sq. feet)



EPC Rating: D **Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	81
(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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