

10 ROYAL WILDING PLACE

HOLMER, HEREFORD HR1 1GG

£445,000
FREEHOLD

Peacefully situated on the northern outskirts of the city, an impressive 4 bedroom, detached house offering ideal family accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, double glazing, generously sized living accommodation, a south-facing rear garden, detached double garage and we strongly recommend an internal inspection.



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- Outskirts of the city
- Impressive 4 bedroom detached house
- 3 reception rooms, kitchen & utility
- Detached double garage
- Ideal family home
- Must be viewed



Reception Hall

With fitted carpet, radiator, turning carpeted staircase to the first floor, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin, radiator.

Large Lounge

A light and airy room with fitted carpet, 2 radiators, double glazed windows to the front and side aspect, wall mounted electric fire and double glazed double doors to the rear patio and garden.

Study/Family Room

With fitted carpet, radiator and a double glazed window to the front aspect.

Kitchen/Dining Room

The Kitchen Area is fitted with an extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 ½ bowl sink unit, range of integrated appliances including fridge/freezer, dishwasher, double oven, electric hob, easy to maintain flooring, recessed spotlighting and under stairs storage cupboard.

The Dining Area has a radiator, easy to maintain flooring, a double glazed window to the rear, double glazed double doors to the side and door to the

Utility Room

With a single bowl sink unit, range of wall and base cupboards, door to the rear garden, space and plumbing for a washing machine and tumble dryer.

First Floor Landing

With fitted carpet, access hatch to loft space, built in airing cupboard and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, large fitted wardrobe with mirrored sliding doors, double glazed side window and door to the

Ensuite Shower Room

With large shower with glazed sliding door, low flush WC, wash hand basin with mirror-fronted medicine cabinet over, radiator and double glazed window.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and a range of bedroom furniture.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 4

With fitted carpet, radiator and double glazed window to the rear.

Large Bathroom

With suite comprising bath with shower unit and screen, wash hand basin with mirror fronted medicine cabinet above, low flush WC, radiator with display shelf and a double glazed window.

Outside

To the front of the property there is a lawned garden

with a paved pathway leading to the front entrance door and continuing to the side to provide access to the rear.

To the immediate rear of the property is a paved patio area providing the perfect entertaining space and with the rear garden facing south this is a real sun trap. The remainder of the rear garden is mainly laid to lawn, enclosed by fencing for privacy with a corner pergola and rear access door to the garage and rear gate to the driveway. Behind the garage there is an area laid to artificial grass which is ideal for storage. A double width driveway provides off-road parking and leads to the

Detached Double Garage

With twin up and over doors, power and light points, ample storage space and a personal door to the rear.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford on the A49 Leominster Road, turn right at the old Starting Gate public house roundabout onto the Roman Road., after approximately half a mile turn left into Green Wilding Road, right into Pearmain Drive, left into Red Norman Rise and then right into Royal Wilding Place.

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.

Tenure & Possession

Freehold - vacant possession on completion.

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.

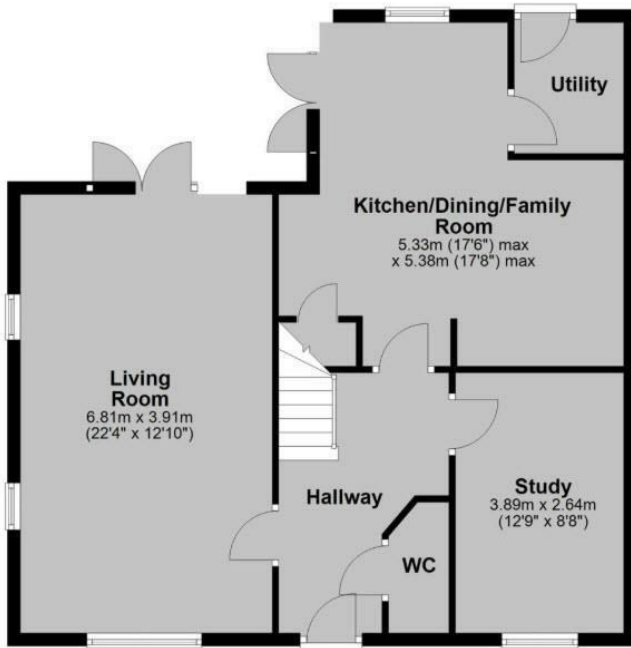
Money Laundering Regulations

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

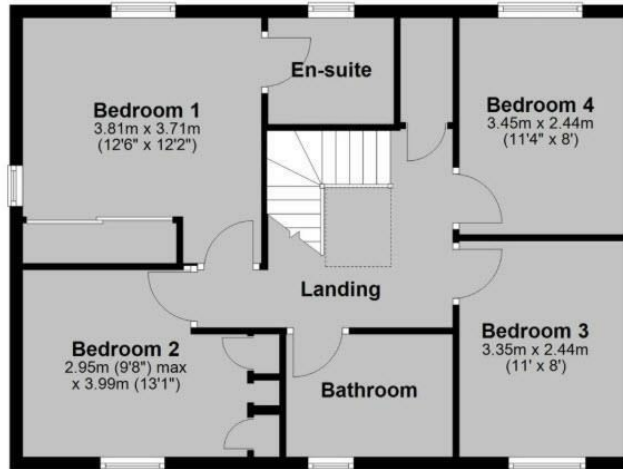
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Ground Floor



First Floor



Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	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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