



## 15 ROYAL WILDING PLACE

HOLMER, HEREFORD HR1 1GG

£299,950  
FREEHOLD

Situated on the northern outskirts of Hereford City, this immaculately presented four-bedroom end-terrace home offers ideal accommodation for first-time buyers and families alike. The property comprises an entrance hallway, downstairs WC, a spacious living room with access to the rear garden, and a modern fitted kitchen/dining room to the ground floor. To the first floor are four bedrooms, including a principal bedroom with en-suite, and a family bathroom. Further benefits include a single garage with parking to the front and a part-walled rear garden. Early viewing is highly recommended.



# 15 ROYAL WILDING PLACE

- Immaculately presented throughout
- Four bedrooms, en-suite & family bathroom
- Single garage, parking & enclosed rear garden
- Popular residential location North of Hereford
- Ideal for a first time buyer or family
- Must be viewed!



## Ground Floor

With entrance door leading into the

## Entrance Hallway

With a welcoming matwell and stylish wood-effect flooring, the space benefits from two ceiling light points, a radiator and a central heating thermostat. Carpeted stairs rise to the first floor, with a useful under-stairs storage cupboard providing ample space for coats and shoes. Doors then lead to the...

## Kitchen/Dining Room

This stylish open-plan kitchen/dining area provides a contemporary and practical space, ideal for modern living and entertaining. The kitchen is fitted with a range of sleek wall and base units offering ample storage, complemented by wood-effect work surfaces and a tiled splashback that adds a clean, modern finish.

Integrated appliances and a stainless steel extractor create a streamlined look, while inset spotlights and a contemporary ceiling light provide excellent illumination throughout. The room benefits from attractive wood-effect flooring, enhancing the sense of space and continuity between the kitchen and dining areas.

Well-proportioned and filled with natural light, this versatile room comfortably accommodates a dining table, making it an ideal hub for everyday family life and social occasions.

## Living Room

This beautifully presented living room offers a bright and welcoming space, finished in a soft neutral palette that enhances the sense of light and space. Elegant wall panelling adds character and a refined, contemporary feel, complemented by a feature fireplace that forms a natural

focal point of the room.

The room benefits from generous natural light through large glazed doors, providing a seamless connection to the garden and creating an airy, open atmosphere. Dark wood-effect flooring adds warmth and contrast,

## Downstairs W/C

Comprising a low-flush WC, wash hand basin with tiled splashback, radiator, wood-effect flooring, ceiling light point and extractor fan.

## First Floor Landing

With fitted carpet, two ceiling light points, radiator, smoke alarm, airing cupboard housing the gas central heating boiler and additional large storage cupboard. Doors open into

## Main Bedroom with En-suite

The spacious principal bedroom features stylish contemporary panelling and a double-glazed window to the front aspect, enjoying open countryside views. A built-in double wardrobe with mirrored sliding doors provides excellent storage, alongside a ceiling light point and radiator. A door leads through to the en-suite shower room.

The en-suite comprises a generous walk-in shower with tiled surround and mains-fed shower, low-flush WC, wash hand basin and a chrome heated towel rail. Finished with part-tiled walls, a ceiling light point and extractor fan.

## Bedroom Two

A well-proportioned double bedroom featuring fitted carpet, a ceiling light point, radiator and a double-glazed window overlooking the rear garden.

## Bedroom Three

With fitted carpet, radiator and ceiling light point, this

bedroom benefits from a double-glazed window to the front aspect.

#### **Bedroom Four**

Also fitted with carpet and including a radiator and ceiling light point, this bedroom enjoys a double-glazed window to the front aspect with open countryside views.

#### **Bathroom**

The family bathroom is fitted with a three-piece white suite comprising a panelled bath with mains-fed shower over and tiled surround, low-flush WC and wash hand basin. Additional features include a chrome heated towel rail, double-glazed window, ceiling light point and extractor fan.

#### **Outside**

To the front of the property there is a paved pathway leading to the front door, with a useful outside light and a side access gate providing access to the rear, bordered by a small area of lawn.

To the rear, French doors open onto a paved patio area with pathways leading to both the rear access gate and the side gate to the front. The remainder of the garden is laid mainly to lawn with an area of decking, offering a low-maintenance and versatile outdoor space, all enclosed by a combination of brick walling and fencing. Additional features include an outside tap and external lighting. From the rear there is also access to the single garage, fitted with an up-and-over door and parking directly in front.

#### **Directions**

From the City Centre, proceed along Edgar Street heading North towards the A49, at the first roundabout take the first exit left onto Newtown Road and take the second exit right at the next onto Holmer Road. At the next roundabout take the

third exit right and then take the immediate left after the second set of traffic lights onto The Furlongs. Take the second right and follow the road round to Red Norman Rise and proceed towards Royal Wilding Place where the property is situated directly ahead of you once entering the cul-de-sac.  
what3words / chats.facing.relate

#### **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.

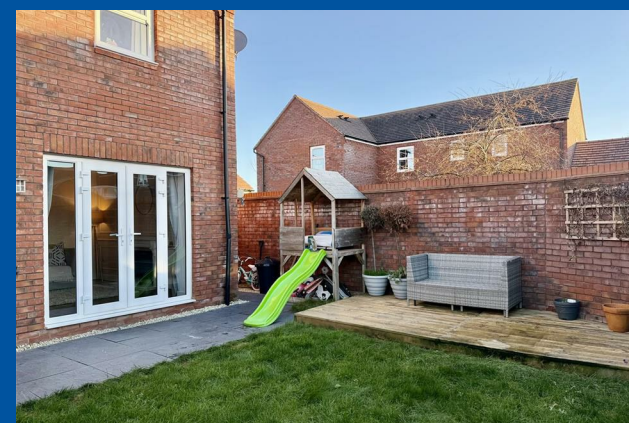
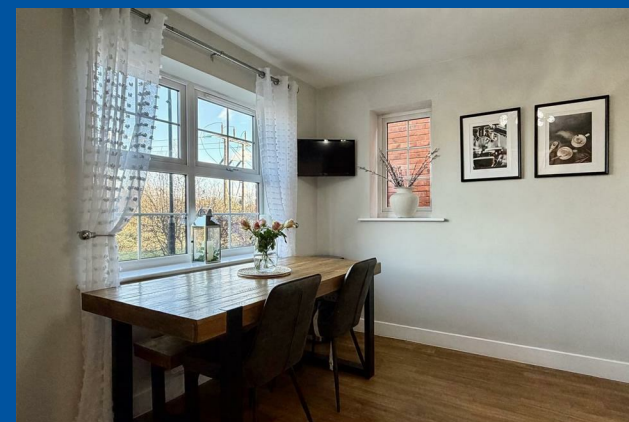
#### **Tenure & Possession**

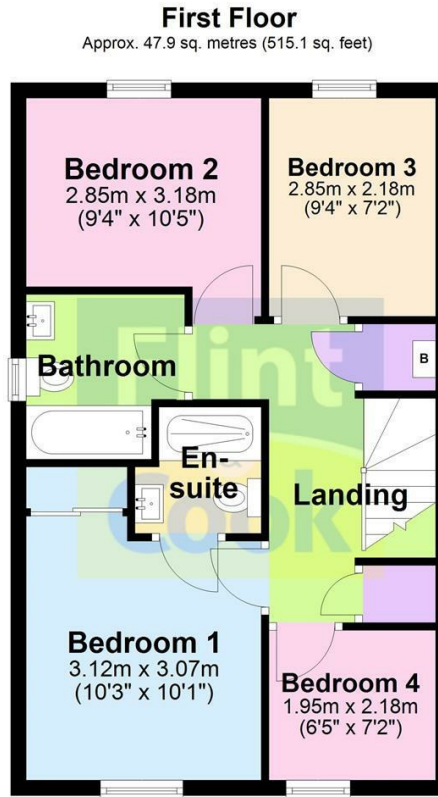
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

**EPC Rating: C Herefordshire Council Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

