



## 8 THE CRESCENT

HOLMER, HEREFORD HR4 9QX

£465,000  
FREEHOLD

Offering ideal family accommodation is this spacious and well presented detached home situated on the outskirts of Hereford City. Comprising 3/4 reception areas, four bedrooms and two bathrooms with additional downstairs w/c. The property also benefits from a large gated driveway, a good sized rear garden and solar panels. A viewing is highly recommended.



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- Spacious detached home
- Four bedrooms, one en-suite & modern shower room
- Four receptions, gated driveway & good sized garden
- Popular residential location
- Ideal home for families
- Must be viewed!



### Ground Floor

With recessed entrance porch and upvc entrance door leading into the

### Entrance Hall

With matwell, fitted carpet, ceiling light point, radiator, carpeted stairs leading up and doors to

### Study

With fitted carpet, ceiling light point, double glazed window to the side and front aspect, radiator.

### Living Room

With fitted carpet, ceiling light point, two double glazed windows to the side aspect, double glazed windows to the front aspect, two radiators, feature woodburning stove with tiled hearth, door then leads into the

### Kitchen/Dining Room

A fantastic open space with kitchen comprising farmhouse style wall and base units with solid wood work surfaces over, double sink and drainer unit, space for a freestanding fridge/freezer, under counter space for a dishwasher, range- style cooker with induction hob and oven below with rangemaster cooker hood, tiled floor, two ceiling light points, radiator, useful understair storage cupboard, double glazed window to the side aspect, door into the utility, and large opening into the

### Family Room

With fitted carpet, radiator, ceiling light point and door out to the

### Conservatory

With fitted carpet, two radiators, power points, double glazed windows and doors out to the rear garden.

### Utility Room

Fitted with modern base units with ample worksurface space over, sink and drainer unit, under counter space for washing machine and tumble dryer, wall mounted gas central heating boiler, wall mounted fuse box, window and door out to the front, radiator and door into the

### Downstairs W/C

With low flush w/c, wash hand basin, double glazed window, radiator and ceiling light point.

### First Floor Landing

With fitted carpet, smoke alarm, two wall lights, loft hatch and doors to

### Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, two double glazed windows to the side aspect and double glazed window to the rear overlooking the rear garden, an array of fitted wardrobes and door leading into the En-suite shower room

With fitted shower cubicle with tiled surround and mains fitment shower, wash hand basin with storage under, low flush w/c, part tiled surround, radiator, heated towel rail and double glazed window.

### Bedroom Two

With fitted carpet, ceiling light point, picture rail, double glazed window to the side aspect and double glazed bay to the front, fitted wardrobes and door to the eaves storage.

### Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the side aspect and ample space for wardrobes.

### Bedroom Four

With fitted carpet, dual aspect double glazed windows to the side and front, radiator, ceiling light point and built in storage cupboard to the eaves.

### Shower Room

Comprising a double width walk in shower with panelled surround and mains fitment shower head over, wash hand basin with storage below, low flush w/c, chrome heated towel rail, double glazed window.

### Outside

To the front of the property is a large brick driveway with excellent parking, and a range of ornamental shrubs and trees. To the side is the Detached Garage with up-and-over door, light, power and side entrance door. There is a lovely, well established rear garden, enclosed by hedging and fencing, mainly lawned with ornamental shrubs and trees and a raised terraced patio. There are two ornamental ponds. Outside lights and water tap. Greenhouse.

### Directions

From Hereford proceed north on the A49 towards Leominster and at the roundabout by the Starting Gate inn, take the 1st exit left into Roman Road. Continue for about 300 yards and the property is located on the right-hand side.

### 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.

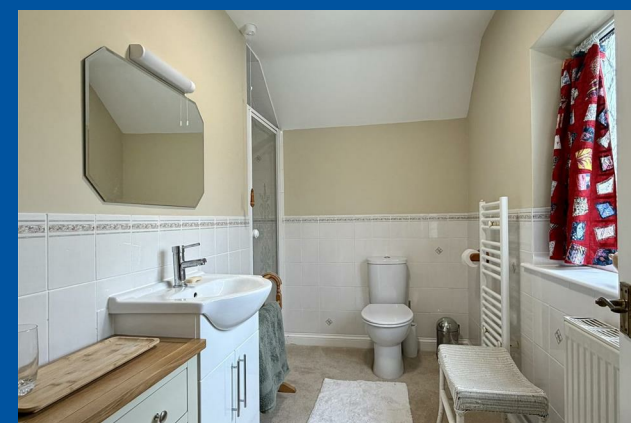
### Tenure & Possession

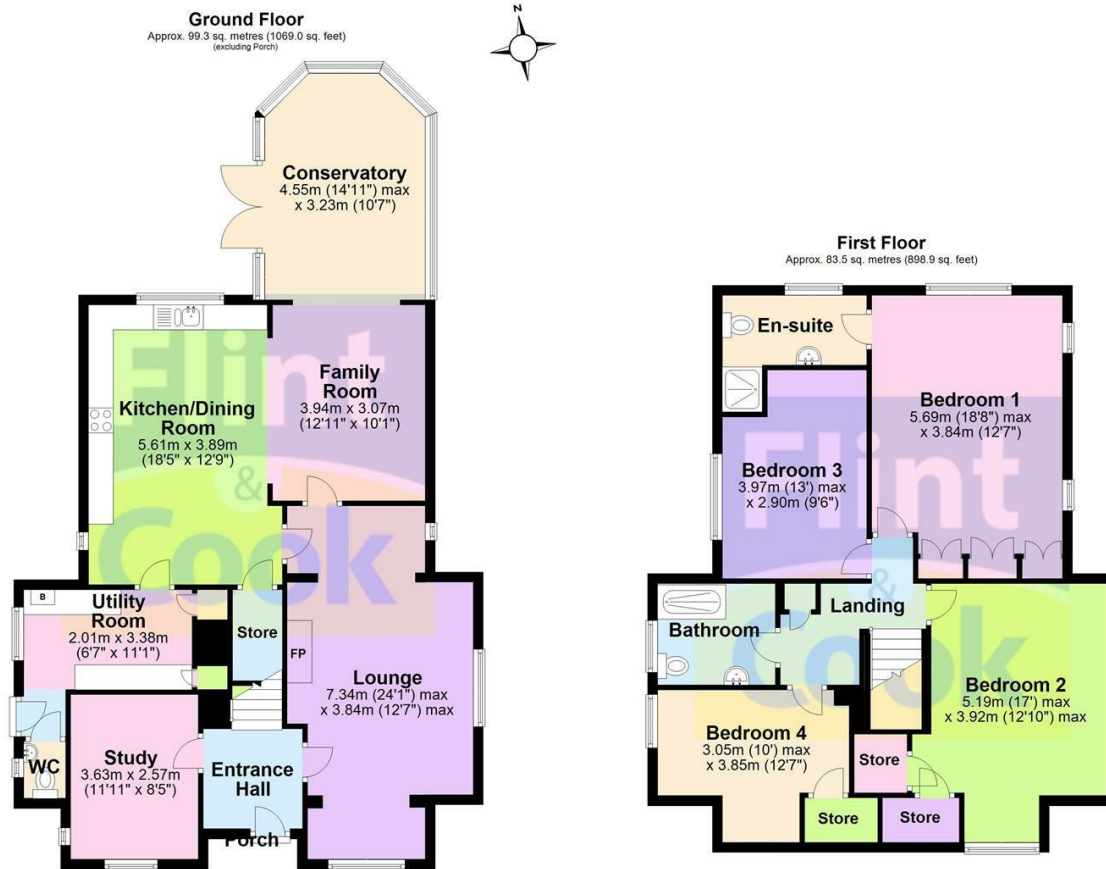
Freehold - vacant possession on completion.

### Viewing Arrangements

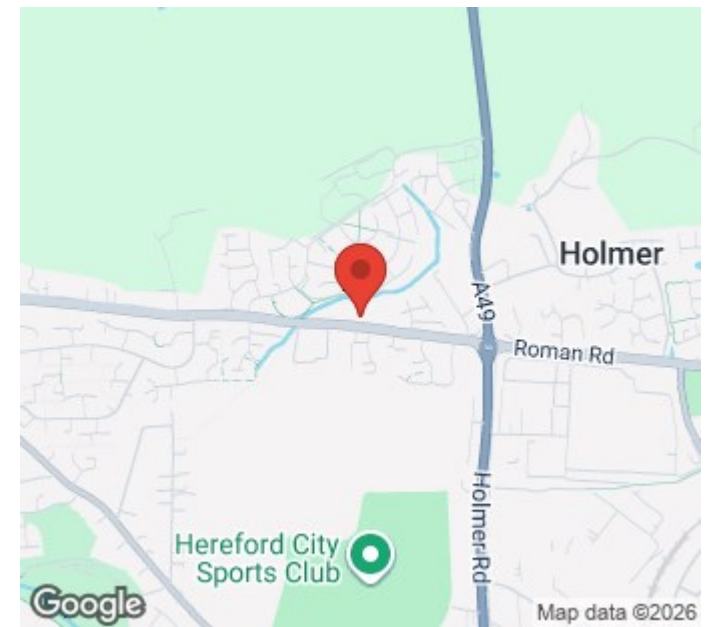
Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 182.8 sq. metres (1967.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: 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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