



**89 RED NORMAN RISE**  
**HOLMER, HEREFORD HR1 1GP**

**£255,000**  
**FREEHOLD**

Modern semi-detached house in popular residential development with 3 bedrooms, 1 en-suite, gas central heating, detached garage, enclosed garden. Immaculate order - viewing advised.



## 89 RED NORMAN RISE



### Door to Entrance Hall

With tiled floor, radiator, smoke alarm, central heating thermostat.

### Downstairs Cloakroom

With wash handbasin, WC, radiator, tiled floor, electric fuseboard and extractor fan.

### Lounge

With 2 radiators, 2 windows with bay to side.

### Kitchen/Dining Room

Has fitted contemporary style base and wall mounted units and work surfaces, tiled splashbacks, tiled floor, built-in electric oven, 4-ring hob, extractor hood, plumbing for washing-machine, built-in fridge-freezer, radiator, storage cupboard and window to the front and double-doors to the garden which is courtyard-style being part-walled with paved patio area and lawn, ornamental shrubs and gate to a parking space and Detached Garage with up-and-over door, light and power.

### Staircase leads from the Entrance Hall to the First Floor Landing

With smoke alarm, hatch to roof space, cupboard housing the central heating boiler.

### Bedroom 1

Radiator, window to front and side.

### En-suite Shower Room

With double width tiled shower cubicle with mains fitment, wash handbasin, WC, tiled floor, shaver point, down-lighters, extractor fan, ladder style radiator.

### Bedroom 2

Radiator and window to front.

### Bedroom 3

Radiator, recess for wardrobe, window to side.

### Bathroom

With white suite comprising a bath with mixer tap and shower attachment, wash handbasin, WC, tiled floor, part-tiled walls, ladder style radiator, extractor fan, window.

### Garden

Enclosed front and rear gardens.

### Directions

From Hereford proceed north on the A49 towards Leominster (Holmer Road) and at the roundabout by the Starting Gate Inn take the 3rd exit into Roman Road and then take continue to the traffic lights and turn left into Greenwiling Road and then take the first right into Pearmain Drive and then left into Red Norman Rise and the property is located on the right-hand side as indicated by the Agent's For Sale Board.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## Tenure & Possession

Freehold - vacant possession on completion.

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Money Laundering

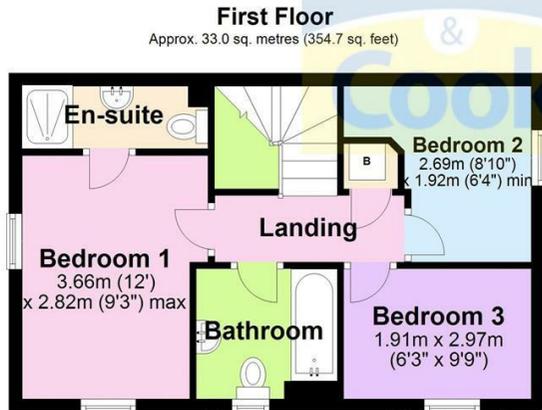
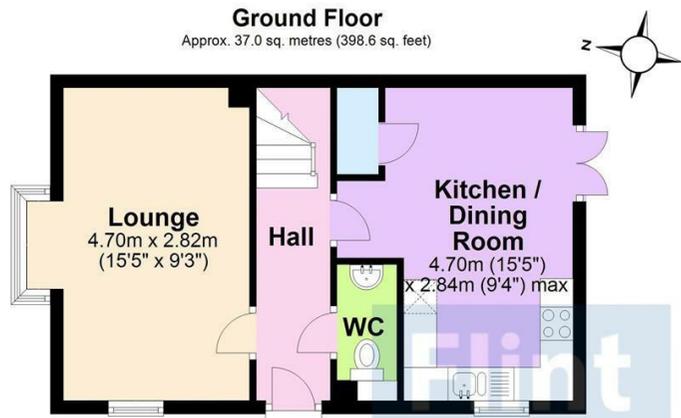
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 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.

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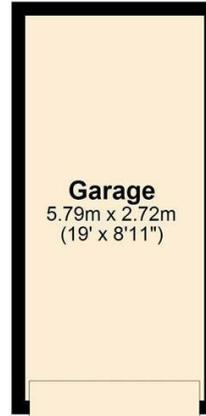




Total area: approx. 70.0 sq. metres (753.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

**Outbuilding**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(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	

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

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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