





4 ROYAL WILDING PLACE

HOLMER, HEREFORD HR1 1GG

Asking Price £235,000

FREEHOLD

Situated on this popular residential development, a two double bedroom mid terraced home with allocated parking, a low maintenance garden and being sold with the added benefit of no onward chain. Offering ideal accommodation for first time buyers or investors, a viewing is highly recommended.

Flint & Cook

4 ROYAL WILDING PLACE

• Sold with no onward chain! • Two double bedroom mid terraced house • Allocated parking space • Ideal for a first time buyer/ investor • Popular residential location • Low maintenance rear garden





Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, carpeted stairs leading up with useful under stair storage, ample space for coats and shoes, radiator, wall mounted fuse box and doors to

Kitchen

A modern fitted kitchen comprising matching wall and base units with ample work surface space over, 1 1/2 bowl stainless steel sink and drainer unit, four ring gas hob with oven below and cooker hood over, integrated slimline dishwasher, space for a freestanding fridge/freezer and washing machine, double glazed window to the front.

Living Room

With fitted carpet, two ceiling light points, two radiators, double glazed window and french doors out to the rear garden.

Downstairs W/C

With low flush w/c, wash hand basin, radiator, part tiled surround and tiled floor, ceiling light point and extractor.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious double bedroom with two double glazed windows to the front aspect, radiator, ceiling light point, fitted carpet, built in cupboard housing the gas central heating boiler and ample space for wardrobes.

Bedroom Two

Another spacious double bedroom with fitted carpet, two double glazed windows to the rear aspect, radiator, ceiling light point and large built in cupboard with two doors.

Bathroom

Modern white three piece suite colonising panelled bath with part tiled surround and mains fitment shower head over, wash hand basin, low flush w/c, chrome heated towel rail.

Outside

To the rear a low maintenance garden with paved patio leading to an area of artificial turf for ease and low maintenance either a further area laid to decking. There is a rear access gate leading to the one allocated parking space.

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.

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.

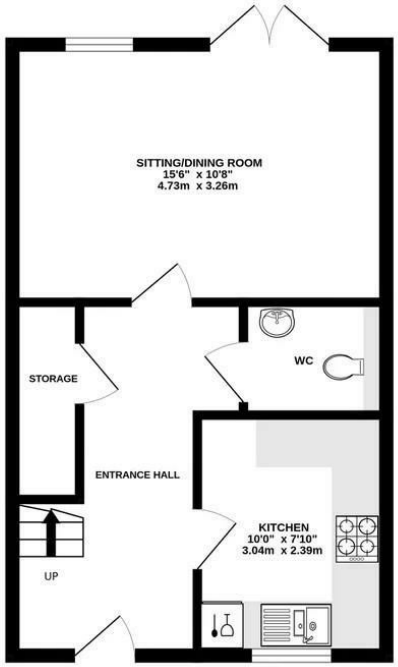
4 ROYAL WILDING PLACE



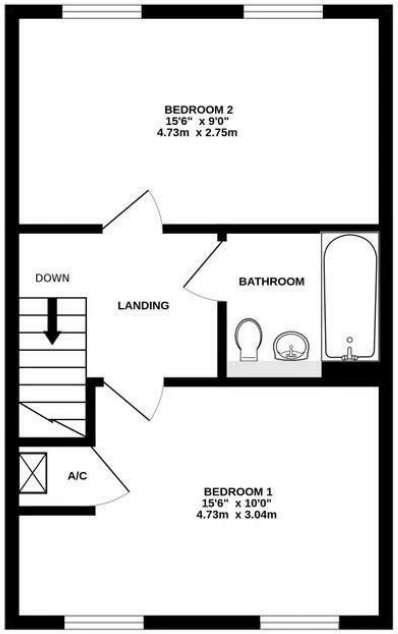




GROUND FLOOR



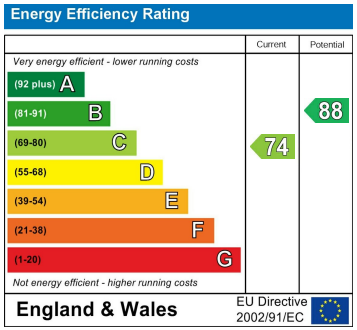
1ST FLOOR



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023





EPC Rating: C Hereford Council 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

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

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