





5 DYMOCK RED WALK

HOLMER, HEREFORD HR1 1GN

Asking Price £290,000

FREEHOLD

Situated within this popular residential development, a well presented four bedroom three storey townhouse offering ideal first time buyer/ family accommodation. The property benefits from gas central heating, double glazing, a single garage & off road parking. A viewing is highly recommended.

Flint & Cook

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• Popular residential development • Three storey townhouse • 4 Bedrooms, one en-suite • Garage & off road parking • Ideal for a first time buyer/ family • Must be viewed!





Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, smoke alarm, radiator, carpeted stairs leading up and doors into

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point, coat storage and wall mounted fuse box.

Study/Snug

A useful and flexible downstairs space currently utilised as a ground floor bedroom with fitted carpet, dual aspect double glazed windows to the side and front, ceiling light point and radiator.

Kitchen/Dining Room

A fitted kitchen comprising a range of matching wall and base units with ample work surface space over and tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, integrated four ring hob and electric oven with cooker hood over, integrated dishwasher, under counter space and plumbing for a washing machine, integrated fridge/freezer, further space for both dining and living with recess spotlights, two sets of French doors out to the rear garden and useful under stair storage cupboard.

First Floor Landing

With fitted carpet, radiator, ceiling light point, carpeted stairs leading up to the second floor and doors into the

Living Room

A spacious first floor lounge with fitted carpet, two ceiling light points, radiator and two double glazed windows to the rear aspect.

Main Bedroom with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, radiator, two double glazed windows to the front aspect, a door into the en-suite shower and a useful dressing area with double fitted wardrobe with mirrored sliding doors. The ensuite shower room comprises a walk in shower with tiled surround, mains fitment shower head over and bi-folding door, low flush w/c, wash hand basin, double glazed window, chrome heated towel rail and extractor.

Second Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch (with pull down ladder and boarded) and doors leading to

Bedroom Two

A spacious double bedroom comprising fitted carpet, two double glazed windows to the front aspect with a pleasant outlook overlooking the playing field, two ceiling light points, radiator, airing cupboard housing the gas central heating boiler and ample space for wardrobes.

Bedroom Three

Comprising fitted carpet, ceiling light point, radiator and double glazed window.

Bedroom Four

With fitted carpet, ceiling light point, radiator and double glazed window.

Bathroom

A modern white three piece suite comprising a panelled bath with mains fitment shower head over and tiled surround, wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance garden laid to a mix of stone and decking with a useful paved path leading to the rear access gate. There is a useful side store. The rear access leads out to the single garage with up and over door with allocated parking space.

Directions

Proceed north out of Hereford along Edgar Street and on reaching the roundabout, take the 1st exit onto Newtown Road. Continue over the bridge and, at the next roundabout, take the 2nd exit onto Holmer Road and on reaching the next roundabout take the 3rd exit onto Roman Road and then take the 4th left into The Furlongs. At the fork in the road, take the right hand turn and the 2nd on the left to reach the parking area of Dymock Red Walk.

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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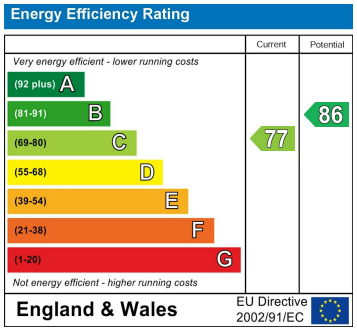




Total area: approx. 109.0 sq. metres (1173.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.





EPC Rating: C Hereford Council Tax Band: D

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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