



25 GREEN WILDING ROAD HOLMER, HEREFORD HR1 1GB

£325,000
FREEHOLD

Peacefully situated on the northern outskirts of the City, a deceptively spacious 4/5-bedroom house offering ideal family accommodation. The property, which is offered for sale with no onward chain, benefits from gas central heating, double-glazing, en-suite shower room, attractive gardens, garage and driveways, and to fully appreciate this property we strongly recommend an internal inspection.

Hereford City centre is just over 2 miles away. There is a range of popular amenities nearby including primary and secondary schools, church, public house, shop, Hereford Leisure Centre, veterinary surgery and daily bus services.



25 GREEN WILDING ROAD

- Sought after residential location
- Spacious 4/5 bedroom townhouse
- Impressive kitchen/diner
- Single garage with parking to the side & the rear
- Ideal first time buyer/family accommodation
- Must be viewed!



Full Description

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Ground Floor

With canopy porch and partially double-glazed entrance door to the

Entrance hall

Radiator, coat hooks, central heating thermostat, smoke alarm, telephone point, carpeted staircase to first floor, door to

Downstairs W/C

Low flush WC, wash hand basin with tiled splashback, radiator, tiled display shelf, extractor fan.

Study/Bedroom 5

With double glazed windows to the front and side aspect with Venetian blinds, radiator and ceiling light point.

Kitchen/breakfast room

Extensive range of base and wall units with under unit lighting, 1 1/2 bowl sink unit with mixer tap, ample work surface space, tiled splashbacks, space for dining table, 2 radiators, 2 sets of double-glazed patio doors to the rear garden, recessed spotlighting, space for Range-style cooker (available by separate negotiation), with and cooker hood over, built-in dishwasher and fridge/freezer, built-in washing machine, large understairs store cupboard.

First floor landing

With fitted carpet, radiator, smoke alarm, stairs to the second floor and doors to

Lounge

With fitted carpet, double radiator, two double glazed windows to the rear, TV aerial and telephone points

Bedroom 1

With fitted carpet, radiator, 2 windows to front aspect with Venetian blind, large built-in double wardrobe with mirror-sliding doors, door to en-suite shower room having shower cubicle with glazed folding door, wash hand basin with glass display shelf and mirror over, low flush WC, tiled floor, shaver socket, chrome ladder-style towel rail/radiator, window, extractor fan.

Second floor landing

Smoke alarm, access hatch to loft space with pull down ladder and half-boarded to provide useful storage space and doors to

Bedroom 2

With fitted carpet, radiator, 2 windows enjoying pleasant outlook to the front with Venetian blinds, space for wardrobes, airing/store cupboard.

Bedroom 3

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

Bedroom 4

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

Bathroom

Panelled bath with shower unit over, tiled surround and glazed folding screen, wash hand basin with shaver socket above, WC, tiled display shelf, chrome ladder-style towel rail/radiator, window, vinyl floor covering, extractor fan.

Outside

To the front of the property there is an attractive enclosed garden with a variety of flowers and shrubs, and paved pathway leading to the front entrance door. To the side the property benefits from a driveway providing further off-road parking facilities and an electric charging point. To the immediate rear of the property there is a paved patio area providing a perfect entertaining space, which leads onto the remainder of the garden which is laid to lawn with a flowering wisteria and enclosed by walling and fencing to maintain privacy. Outside tap. There is a side access

gate with enclosed bin store area, and a useful rear access gate. A service road to the side provides access to the rear where you can gain access to the Detached Single Garage with up-and-over door, light and power, ample storage space and further designated off-road parking space to the side and rear. Electric charging point and two external sockets.

Directions

Proceed north out of Hereford on the A49 Leominster Road taking the turning right at the Starting Gate public house onto the Roman Road. At the next set of traffic lights turn left into Green Wilding Road, at the T-junction number 25 is straight ahead of you, as indicated by the Agent's FOR SALE board.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). O

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

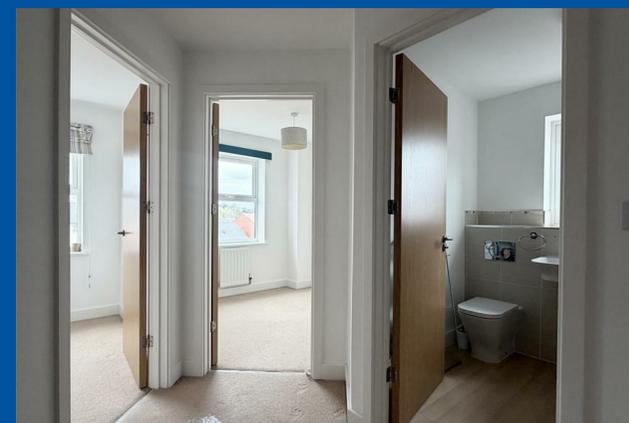
Opening Hours

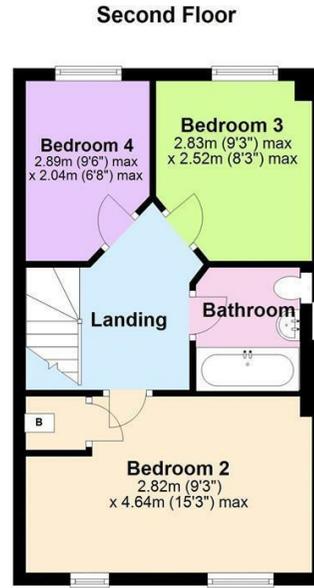
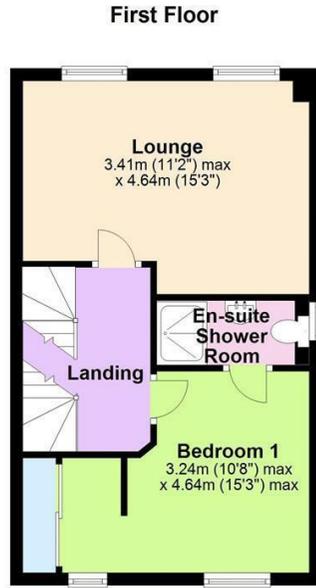
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

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

25 GREEN WILDING ROAD





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

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

25 Green Wilding Road, Holmer, Hereford

EPC Rating: C HEREFORD Council Tax Band: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

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