



14 ROYAL WILDING PLACE

HOLMER, HEREFORD HR1 1GG

£295,000
FREEHOLD

Situated in this popular residential location, a well presented four bedroom mid terraced home offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. The property benefits from a low maintenance garden, single garage with driveway parking and a viewing is highly recommended.



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- Mid terraced home
- Popular residential location
- Garage & driveway
- Ideal first time buyer/ family home
- Must be viewed!
- Four bedrooms, one en-suite & family bathroom



Ground Floor

With entrance door leading into the

Entrance Hall

With mat well, fitted carpet, radiator, two ceiling light points, heating thermostat, carpeted stairs leading up with useful under stair storage cupboard and doors to

Kitchen/Dining Room

A modern fitted kitchen comprising matching wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, double electric oven with four ring gas hob and cooker hood over, integrated dishwasher, fridge/freezer and under counter space for washing machine, ample space for dining with double glazed window to the front aspect, radiator, central ceiling light to the dining area with recess spotlights to the kitchen.

Living Room

A spacious lounge to the rear of the property with fitted carpet, two radiators, central ceiling light point, double glazed window and french doors out to the rear garden.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point, extractor, wall mounted fuse box and wood effect flooring.

First Floor Landing

With fitted carpet, two ceiling light points, loft hatch, useful storage cupboard, airing cupboard housing the gas central heating boiler and doors to

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double built in wardrobe with mirrored sliding doors, double glazed window to the front aspect with countryside views and door leading into the

En-suite shower room

Comprising double width walk in shower with tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail, wood effect flooring, ceiling light point and extractor.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, wash hand basin, low flush w/c, chrome heated towel rail, wood effect flooring, ceiling light point and extractor.

Outside

To the rear a low maintenance garden laid to lawn, with an area of decking and paved pathway leading to the rear access gate leading to the parking and garage. The rear garden is enclosed by a mix of brick walling and fencing.

The property also benefits from a single garage with up and over door to the front with a driveway 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 where the property is situated directly ahead of you once entering the cul-de-sac.

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

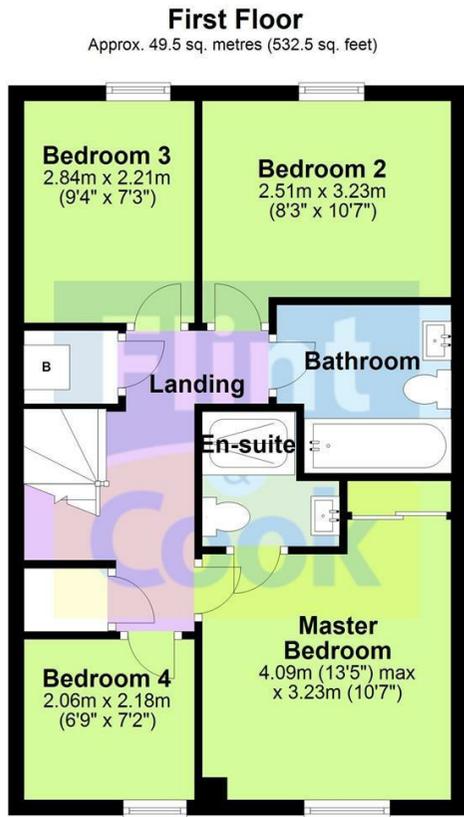
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 99.0 sq. metres (1065.5 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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

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

