101 HOLME LACY ROAD

HEREFORD HR2 6DF

£285,000

FREEHOLD

Situated south of Hereford City, a fantastic extended three bedroom semi detached house offering ideal first time buyer/family accommodation, situated close to schools, King George's playing fields and local amenities including Tesco Express, Post Office etc.

The property, which is well presented throughout, benefits from gas central heating, double glazing, a fantastic kitchen/dining/family room, character features throughout, a good sized rear garden and parking for at least two cars.

Flint & Cook

101 HOLME LACY ROAD

• Extended three bedroom semi detached house • Situated south of Hereford City • Close to local amenities • Ideal first buyer accommodation • Well presented throughout • Ample driveway parking & good sized garden • NO ONWARD CHAIN

Full Description

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Ground floor

With double glazed entrance door into

Entrance porch

With tiled floor, ample space for shoe storage, windows to the front aspect and part glazed front door leading into the

Entrance hallway

With laminate flooring, carpeted stairs leading up with useful under stair storage space, radiator, wall mounted gas central heating boiler, ceiling light point, ample space for further coat and shoe storage, central heating thermostat and doors to

Living room

With laminate flooring, ceiling light point, picture rail, radiator, double glazed bay window to the front aspect and feature fireplace.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, recess spotlights, double glazed window and laminate flooring.

Kitchen/dining/family room

Modern kitchen fitted with base units and three wall units, ample work surface space over, sink and drainer unit, space for a freestanding fridge/freezer, under counter space for washing machine and dishwasher, freestanding electric cooker, ceiling light point, wall mounted fuse box, double glazed windows and doors out to the rear garden, LVT flooring and opening into the fantastic dining/family space with feature wood burning stove, wooden mantle over and tiled hearth, upright radiator, double glazed window and ceiling light point.

First floor landing

With laminate flooring, ceiling light point, picture rail, double glazed window to the side aspect, loft hatch and doors to

Bedroom one

With laminate flooring, picture rail, radiator, ceiling light point, feature fireplace, two double built in wardrobes and double glazed bay window to the front aspect.

Bedroom two

With laminate flooring, ceiling light point, coving and picture rail, double glazed window to the rear aspect, radiator and built in storage with fitted shelving.

Bedroom three

With laminate flooring, radiator, ceiling light point, picture rail and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with electric shower over and tiled surround, wash hand basin with storage below and fitted storage over, low flush w/c, heated towel rail, tiled floor, ceiling light point and double glazed window.

Outside

To the rear there are two brick built outhouses/sheds with light and power providing a fantastic storage space. There is a large side access with gate leading to the front with a large driveway providing ample off-road parking for at least two cars. To the rear there is a paved patio area with pathway leading to a raised decked area with pergola, perfect for entertaining. There is a large area of lawn with an array of ornamental plants and shrubbery with veg beds, fruit trees and a greenhouse. The rear garden is enclosed by fencing.

Directions

Proceed south out of Hereford over Greyfriars Bridge taking the left turning for Ross on Wye, at the second set of traffic lights turn left onto Holme Lacy Road, proceed over the mini roundabout the past the Co-op and the property is situated on the left hand side before the turning for Hinton Road.

Services

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

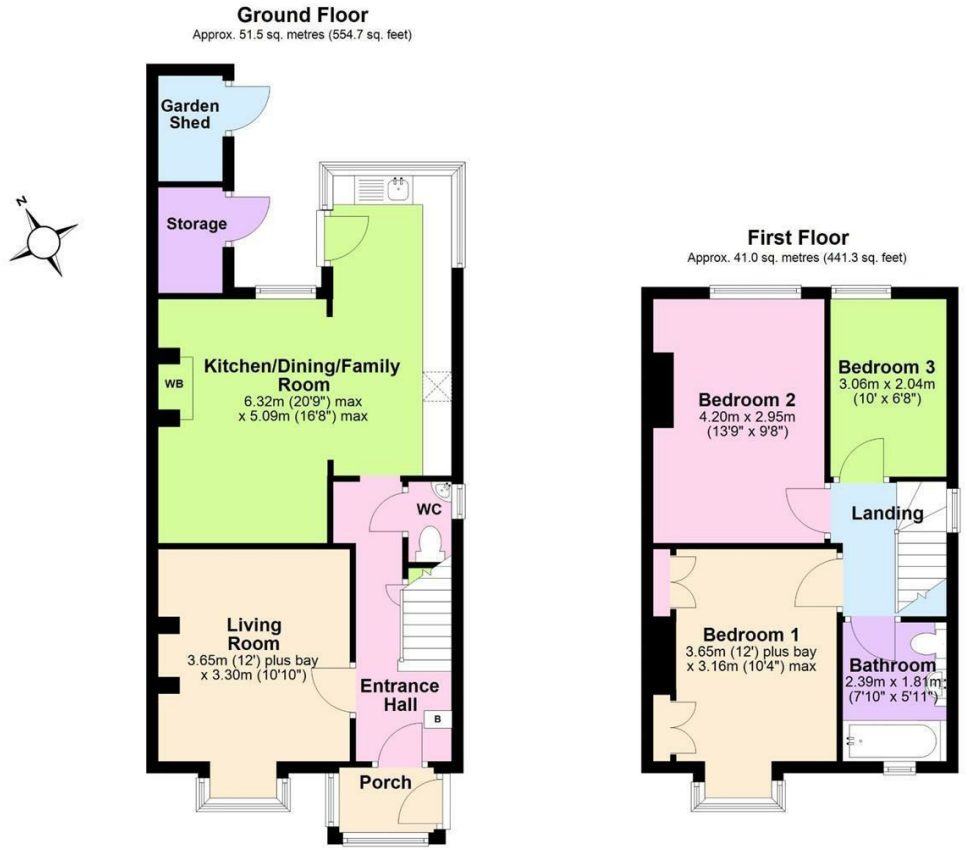
Opening Hours

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

Money Laundering

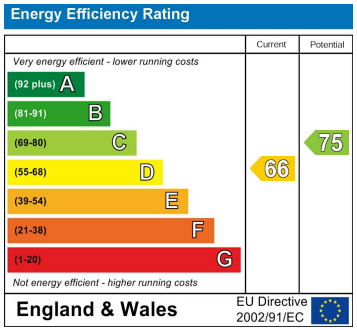
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

101 HOLME LACY ROAD



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

101 Holme Lacy Road, Hereford



EPC Rating: D 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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