



19 THE CRESCENT

HOLMER, HEREFORD HR4 9QX

£440,000
FREEHOLD

Situated in this popular residential location on the northern outskirts of the City, a recently refurbished and immaculately presented 4 bedroom detached house offering ideal family accommodation. The property has 4 bedrooms, superb kitchen, excellent off-road parking, good size rear garden, garage and we strongly recommend an internal inspection. Hereford City centre is approximately 2 miles away and there is a range of amenities available nearby including popular primary and secondary schools, church, public house, countryside walks, Hereford racecourse and leisure centre, supermarket and daily bus services.



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- Driveway parking, garage & good sized garden
- Four bedrooms
- Viewing highly recommended
- Ideal family home
- Popular residential location
- Must be viewed



Full Description

Situated in this popular residential location on the northern outskirts of the City, a recently refurbished and immaculately presented 4 bedroom detached house offering ideal family accommodation. The property has 4 bedrooms, superb kitchen, excellent off-road parking, good size rear garden, garage and we strongly recommend an internal inspection. Hereford City centre is approximately 2 miles away and there is a range of amenities available nearby including popular primary and secondary schools, church, public house, countryside walks, Hereford racecourse and leisure centre, supermarket and daily bus services.

Porch Area

Tiled flooring and uPVC door into the

Entrance Hallway

Vinyl flooring, carpeted staircase leading to the first floor, 2 useful recessed storage spaces, space for coats and shoes and oak pocket door into the

Kitchen/Dining Room

Dining area with vinyl flooring, radiator, double glazed window to the front and side aspects and opening into the extended Kitchen area with matching white matt wall and base units and quartz worksurfaces, ample storage and integrated appliances including dishwasher, microwave, space for a free-standing fridge/freezer, cupboard housing the gas central heating boiler, recessed spotlighting, window to the rear aspect with uPVC door, window to the side, Range-style cooker with

5-ring gas hob and electric oven, gas central heating thermostat, useful downstairs storage cupboard and door to the

Downstairs WC

Vinyl flooring, low flush WC, vanity wash hand-basin, upright contemporary radiator, double glazed window to the side aspect.

Living Room

Fitted carpet, double glazed window to the front aspect, 2 double glazed windows to the side, upright contemporary radiator, picture rail, feature woodburning stove with oak mantel over and door into the

Utility Room

Wooden flooring, fitted wall units and worksurface with under-counter space for washing machine and tumble dryer, radiator and double glazed sliding doors into the rear garden.

First floor landing

Fitted carpet, radiator, loft hatch and doors to

Master Bedroom

Wooden floorboards, double glazed window to the side aspect, radiator, useful recess with wooden shelving, door to eaves storage and door into the WC with low flush WC, vanity wash hand-basin, vinyl flooring, double glazed window to the front aspect and recessed spotlighting.

Bedroom 2

Fitted carpet, radiator and double glazed window to the rear.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 4

Fitted carpet, double glazed window to the side, radiator and built-in double wardrobe.

Bathroom

Suite comprising panelled bath with mains fitment rainfall showerhead over and panelled surround, low flush WC, vanity wash hand-basin with tiled splashback, radiator, vinyl flooring, recessed spotlighting, extractor and double glazed window to the side.

Outside

To the rear there is a large paved patio area - perfect for entertaining and there is a raised outdoor seating area with covered pergola, the remainder of the garden is laid to lawn and enclosed by hedging and fencing to maintain privacy. There is a useful outside wooden storage shed, side access and rear access door to the garage. To the front, there is a large concrete/stoned driveway providing parking for several vehicles with access to the GARAGE with up-and-over door. There is also a large gravelled area with additional parking, 2 oak planters and enclosed by fencing.

Directions

What3words - ocean.civic.resist

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

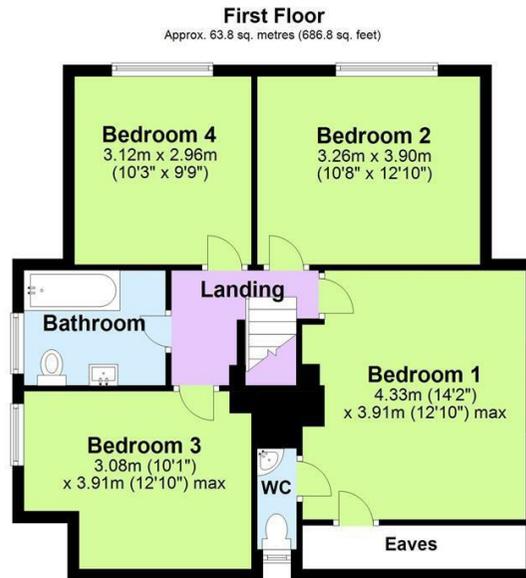
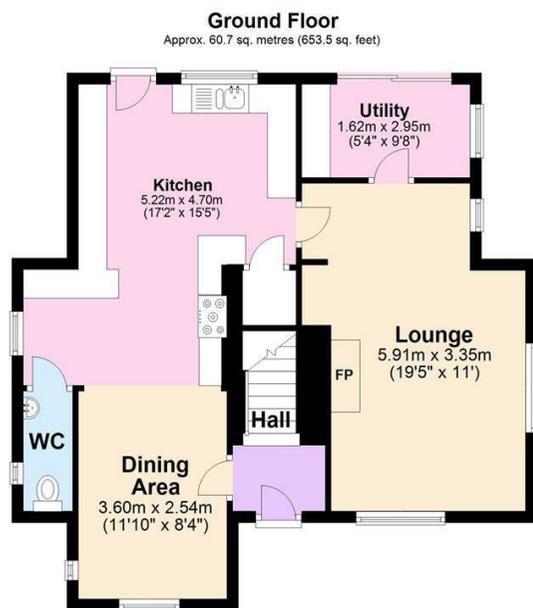
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

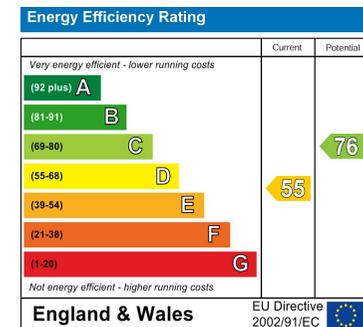
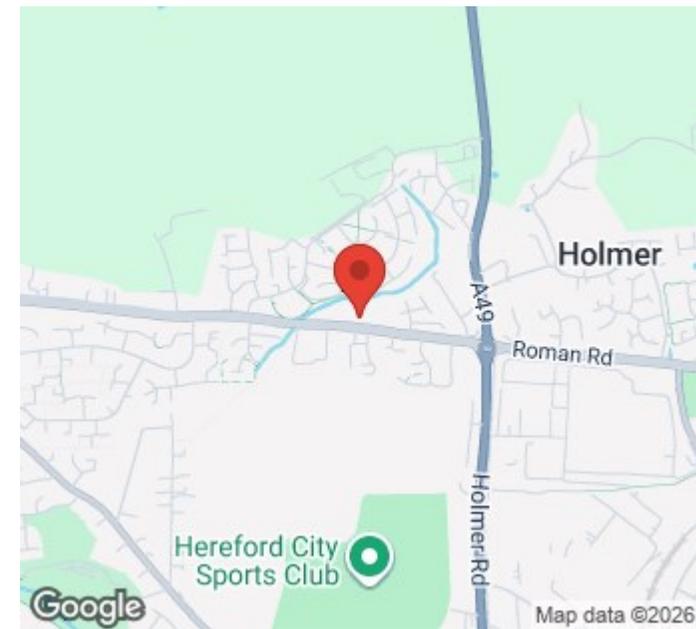
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Total area: approx. 124.5 sq. metres (1340.3 sq. feet)

EPC Rating: D **Council Tax Band: E**



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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