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### **14 Cowarne Red Way, Holmer, Hereford, HR1 1GH**

*'Situated to the north of Hereford City a well presented four bedroom detached family home with en-suite to master bedroom, gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**£335,000 (Freehold)**

# 14 Cowarne Red Way, Holmer, Hereford, HR1 1GH

## LOCATION

The property is situated to the north of Hereford in the popular Holmer district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

## DESCRIPTION

The subject property is a well presented four bedroom detached family home with the benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The property comprises entrance hall, cloakroom, kitchen/dining room, utility room, sitting room, first floor landing with four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Double glazed panelled entrance door leading to the entrance hall with mat well, panelled radiator, alarm panel, stairs to first floor, smoke alarm, door to sitting room, kitchen/dining room and cloakroom.

#### Cloakroom

With low flush wc, wash hand basin with tiled splash back, panelled radiator, partially tiled wall surround and extractor fan.



#### Sitting Room

4.7m (15'5) x 2.82m (9'3)

With front aspect double glazed window, panelled radiator, wall mounted electric fire, television point and rear aspect double glazed French doors giving access to the rear garden.





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### Kitchen/Dining Room

6.6m (21'8) x 2.57m (8'5) (plus bay - irregular shaped room)



### Dining Area

With front aspect double glazed window, side aspect double glazed bay window, two panelled radiators, smoke alarm and access to kitchen area.

### Kitchen Area

With rear aspect and side aspect double glazed windows, 1½ bowl stainless steel sink drainer unit with work surfaces, splash back, base units under with matching wall units, integrated fridge freezer, integrated electric oven and hob with cooker hood over, integrated dishwasher, storage cupboard, vinyl flooring, inset spot lights and door to utility room.



### Utility Room

1.98m (6'6) x 1.73m (5'8)

With plumbing and space for washing machine, central heating boiler, panelled radiator, wall unit, work surface, extractor fan and rear aspect double glazed door giving access to the rear garden.

### ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

### Bedroom 1

3.89m (12'9) (maximum) x 2.79m (9'2) (maximum - irregular shaped room)

With side aspect double glazed window, panelled radiator, television point, built-in wardrobe with sliding mirrored doors, telephone point and door to en-suite shower room.

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### En-Suite Shower Room

1.83m (6'0) x 1.73m (5'8)

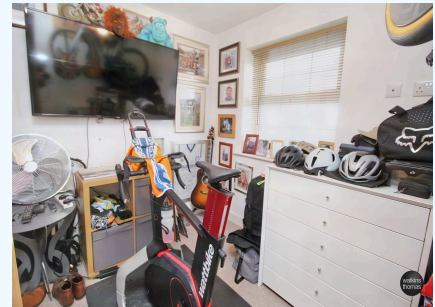
With rear aspect double glazed window, low flush wc, wash hand basin, shower cubicle, heated towel rail, extractor fan, vinyl flooring and partially tiled wall surround.



### Bedroom 2

2.87m (9'5) x 2.34m (7'8)

With rear aspect double glazed window and panelled radiator.



### Bedroom 3

2.87m (9'5) x 2.29m (7'6)

With front aspect double glazed window with view across fields and panelled radiator.

### Bedroom 4

2.64m (8'8) (maximum) x 2.59m (8'6) (maximum - irregular shaped room)

With front aspect double glazed window with view across fields and panelled radiator.

### Bathroom

2.16m (7'1) x 1.88m (6'2) (maximum - irregular shaped room)

With front aspect double glazed window, suite comprising panel enclosed bath with mixer tap, heated towel rail, low flush wc, wash hand basin, partially tiled wall surround and extractor fan.





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## OUTSIDE:

To the front of the property are steps leading to the front door with gravel border. To the immediate rear of the property is a patio giving access to the main garden which is laid to lawn with shrub borders. The garden is enclosed by fencing and walling to provide a degree of privacy. A side gate gives access to the side of the property where there is a gravel area with shrub borders.

To the rear of the property is a driveway giving access to the GARAGE with electric roller door, power and lighting.



## COUNCIL TAX BAND D

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## Agents Note

Under Section 21 Of the Estate Agency Act please note that the vendors of this property are related to a member of staff working at Watkins Thomas.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

Proceed out of Hereford along the Holmer Road, on reaching the roundabout, take the third exit onto Roman Road. Continue along Roman Road and at the traffic lights turn left into Green Wilding Road. Take the first right into Pearmain Drive, take the left hand turn into Red Norman Rise and first right into Cowarne Red Way where the property is located on the right hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**25th November 2024**

ID37955

## 14 Cowarne Red Way, Holmer, Hereford, HR1 1GH

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

