



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### 1 Moorcroft Lane, Holmer, Hereford, HR1 1FA

*'Situated to the north of Hereford in the popular residential location of Holmer a superbly presented four bedroom family home with en-suite to the master bedroom, gas central heating, double glazing, off road parking and enclosed rear garden'*

**£420,000 (Freehold)**

Residential Sales and Lettings

# 1 Moorcroft Lane, Holmer, Hereford, HR1 1FA

## LOCATION

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

## DESCRIPTION

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

### ON THE GROUND FLOOR:

#### Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with stairs to the first floor, panelled radiator, understairs storage cupboard, smoke alarm, door to the cloakroom, sitting room and kitchen/dining room.

#### Cloakroom

With low flush wc, wash hand basin, with tiled splash backs, panelled radiator, extractor fan and vinyl flooring.

#### Sitting Room

6.6m (21'8) x 3.15m (10'4)

With front and rear aspect double glazed windows, two panelled radiators, media wall with fire and television point.

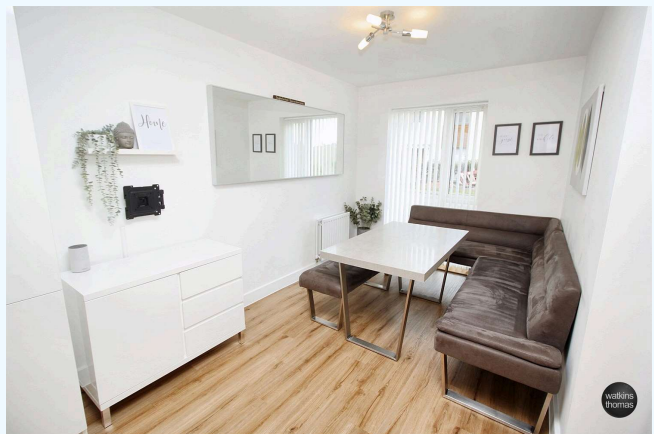


#### Kitchen/Dining Room

7.39m (24'3) x 2.69m (8'10)

With front and rear aspect double glazed windows, two panelled radiators, space for dining table, kitchen area with 1½ bowl stainless steel sink drainer unit, work surface, splash back, base units under with matching wall units, integrated dishwasher, integrated double oven, electric hob and cooker hood over, integrated fridge freezer, extractor fan, spot lights, vinyl flooring and door to the utility room.

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## Utility Room

1.52m (5'0) x 1.63m (5'4)

With rear aspect double glazed door giving access to the rear garden, sink drainer unit with work surface, splash back, base units under, wall unit, plumbing and space for washing machine.



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## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, smoke alarm, airing cupboard housing the central heating system and doors to bedrooms and bathroom.

### Bedroom 1

3.33m (10'11) (to the wardrobe) x 2.72m (8'11)

With rear aspect double glazed French doors to a glass Juliette balcony, built-in wardrobe with sliding mirror fronted doors, panelled radiator, television point and door to en-suite shower room.

### En-Suite Shower Room

1.63m (5'4) x 1.55m (5'1)

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



### Bedroom 2

3.35m (11'0) (maximum) x 2.62m (8'7)

With front aspect double glazed window, panelled radiator and television point.

### Bedroom 3

3.18m (10'5) x 2.92m (9'7)

With rear aspect double glazed window, panelled radiator and television point.



### Bedroom 4

3.2m (10'6) x 2.69m (8'10)

With rear aspect double glazed window, panelled radiator and television point.

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## Bathroom

2.13m (7'0) x 1.93m (6'4)

With front aspect double glazed window. Suite comprising panel enclosed bath with thermostatically controlled shower over, wash hand basin, low flush wc, extractor fan, shaver point, heated towel rail, partially tiled wall surround and vinyl flooring.



## OUTSIDE:

To the front of the property a path gives access to the front door and a driveway gives access to THE GARAGE (17'8 x 9'2) with power, lighting, up and over door and upvc door to the garden. There is an electric (EV) charging point to the front of the property.

To the immediate rear of the property is a patio which leads to the main garden which is laid to lawn. There is an outside power point and lighting. The garden is enclosed by fencing to provide a degree of privacy with a side access gate leading to the front of the property.

## COUNCIL TAX BAND E

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.

## 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.

## Agents Note

A maintenance charge of approximately £155 is paid every six months to the management company for maintenance of common areas.

## VIEWING

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

## DIRECTIONAL NOTE

Proceed out of Hereford along Holmer Road, on reaching the roundabout take the third exit onto Roman Road. Continue to the traffic lights and turn left into Green Wilding Road and follow the road into Red Norman Rise, follow the road, turning left into Moorcroft Lane where the property is located on the left hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony 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.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

31st January 2025

ID39939

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## 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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.

