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16 Holmer Manor Close, Holmer, Hereford, HR4 9QZ

'Located in a mature residential cul-de-sac on the northern outskirts of the city a substantial two reception room/three bedroom, centrally heated and double glazed home with driveway, garage and garden areas'

£265,000 (Freehold)

16 Holmer Manor Close, Holmer, Hereford, HR4 9QZ

LOCATION

Holmer Manor Close is an established residential cul-de-sac located just off Roman Road and about one mile north of central Hereford. In the neighbourhood there are a range of amenities including a local shop and church. The Leisure Centre is nearby and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

16 Holmer Manor Close is an established semi detached family home which has the benefit of a gas fired central heating system and double glazed windows. On the ground floor there is a hall, two reception room and kitchen together with cloakroom with three bedrooms and a bathroom on the first floor. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

Double glazed door with adjacent double glazed window to:

Reception Hall

3.38m (11'1) x 1.85m (6'1) (including stairwell)

Radiator, part glazed door to kitchen, part glazed door to sitting room and door to:

Cloakroom

1.88m (6'2) x .91m (3'0)

With low level wc and wash basin with mixer tap. Double glazed window and radiator.

The Sitting Room

4.29m (14'1) x 3.68m (12'1)

With a picture double glazed window to the front with vertical blinds. Radiator and with moulded timber fire surround with marble inset and hearth and living flame gas fire. Glazed door with adjacent glazed panels to:



The Dining Room

3.38m (11'1) x 2.87m (9'5)

With a double glazed sliding patio door overlooking the rear garden. Radiator. Sliding door to:

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Kitchen

3.3m (10'10) x 2.72m (8'11)

With a double glazed window and double glazed casement door opening to and overlooking the rear garden. Base cupboard and drawer units with roll edged working surface over, tiled surrounds and eye level cabinets. Single drainer sink unit with mixer tap. Recess with plumbing for washing machine and recess for cooker. Radiator and door to under-stairs larder cupboard.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, double glazed window to the side, wall mounted thermostat and with door to airing cupboard with insulated hot water cylinder.

Bedroom 1

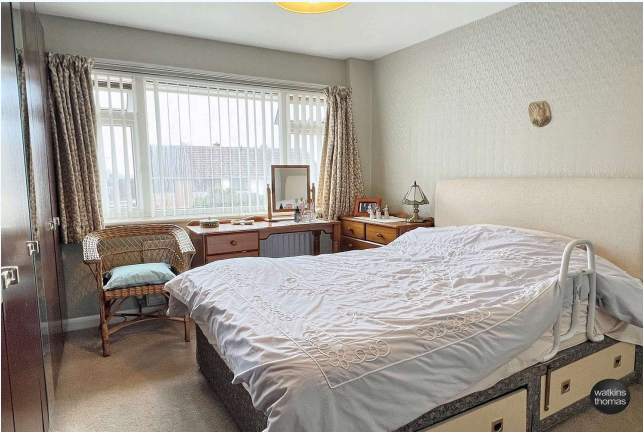
3.84m (12'7) x 3.18m (10'5) (plus door recess)

With a double glazed window to the front, radiator and door to wardrobe cupboard with hanging rail.

Bedroom 2

3.3m (10'10) x 3.1m (10'2) (plus door recess)

With a double glazed window to the rear. Radiator and door to recessed shelved cupboard.



Bedroom 3

2.72m (8'11) x 2.44m (8')

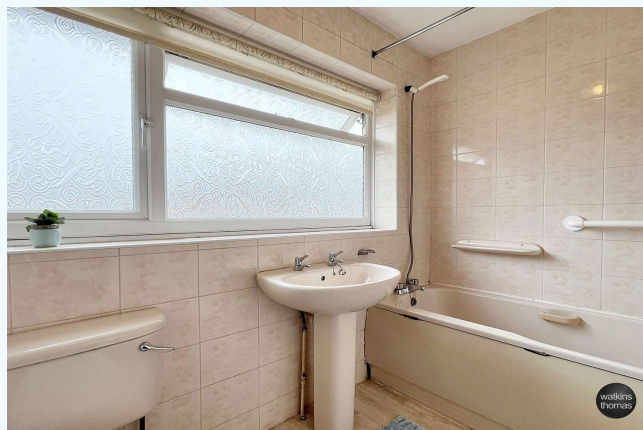
With a double glazed window to the front, radiator and door to over-stair cupboard.

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Bathroom

2.46m (8'1) x 1.65m (5'5)

With coloured suite comprising bath with electric shower over, pedestal wash basin and low level wc. Tiled walls, double glazed window and radiator.



OUTSIDE:

The property has the benefit of a tarmac driveway which runs to the ATTACHED GARAGE (18'3 x 8') with up and over door to the front, window to side and personal door to rear. To the rear of the garage there is a GARDEN STORE (4'3 x 3'2).

To the right hand side of the driveway there is a shaped lawn bulb border. There is a pebble area, a privet hedge and a climbing rose. To the left of the driveway there is a further stone area and planted border.

A gateway at the side of the property leads to the rear garden. The property has a lean-to greenhouse and a paved and concrete patio area with lawn at an upper level with shaped beds and borders featuring bulbs, roses and a Camelia.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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.

VIEWING

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

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DIRECTIONAL NOTE

From central Hereford proceed along Edgar Street and turn left into Newtown Road. At the next roundabout take the second exit onto Holmer Road. Continue for the length of Holmer Road and at the roundabout turn left into Roman Road and then take the second right into Orchard Close then. Turn right into Holmer Manor Close where Number 16 will be identified 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

ID / Date

ID40243

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.

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.

