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## 23 Glenthorne Road, Holmer, Hereford, HR4 9RW

*'Situated to the north of Hereford City a three/four bedroom semi detached family home with the benefit of three double bedrooms, driveway, double glazing where specified and a good size enclosed rear garden'*

**£275,000 (Freehold)**

**Residential Sales and Lettings**

## 23 Glenthorne Road, Holmer, Hereford, HR4 9RW

### LOCATION

The property is set to the north of Hereford City in the popular residential location of Holmer which lies approximately 2.5 miles from Hereford City Centre. 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 both bus and railway stations.

### DESCRIPTION

The subject property is a three/four bedroom semi detached home with the benefit of double glazing where specified, driveway, enclosed rear garden and accommodation comprising entrance hall, dining room, sitting room, conservatory, kitchen, downstairs cloakroom, downstairs bedroom 4/study, first floor landing with access to three double bedrooms and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

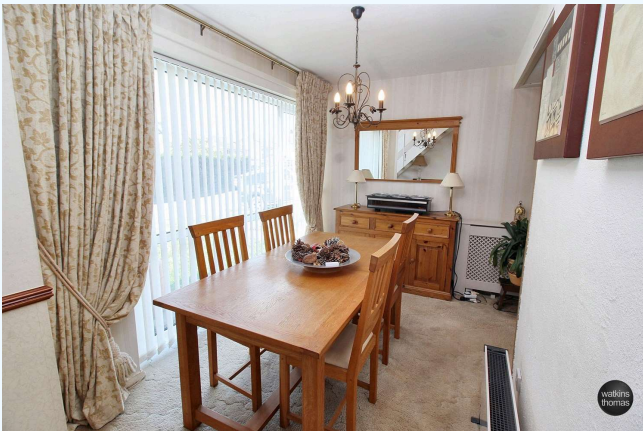
A side aspect double glazed entrance door leads to the entrance hall with front and side aspect double glazed windows, smoke alarm, stairs to the first floor, access to the inner hallway, dining area and kitchen.



##### Dining Area

3.1m (10'2) x 2.13m (7')

With front aspect double glazed window and access to the sitting room.



##### Sitting Room

4.27m (14'0) x 2.97m (9'9)

With television point, electric fire with slate hearth and arch to the conservatory.



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### Conservatory

4.9m (16'1) x 2.84m (9'4)

Of timber construction with rear and side aspect windows, side aspect French doors giving access to the garden, power and light.



### Kitchen

3.28m (10'9) x 3m (9'10)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for slimline dishwasher, space for cooker with cooker hood over, space for fridge and side access upvc double glazed door giving access to the garden.



### Inner Hallway

With door to the cloakroom and bedroom 4/study.

### Cloakroom

1.91m (6'3) x 1.27m (4'2)

With side aspect double glazed window, low flush wc, vanity wash hand basin and laminated flooring.

### Bedroom 4/Study

2.72m (8'11) (plus door recess) x 2.31m (7'7)

With front aspect double glazed window.



### ON THE FIRST FLOOR:

#### Landing

With stairs from the entrance hall with two wall lights, access hatch to loft space and doors to bedrooms and bathroom.

#### Bedroom 1

4.27m (14'0) x 3.02m (9'11)

With rear aspect double glazed window, two built-in wardrobes, dressing table and two drawer units.

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### Bedroom 2

3.3m (10'10) x 3m (9'10)

With rear aspect double glazed window.



### Bedroom 3

3.2m (10'6) x 2.67m (8'9)

With front aspect double glazed window, exposed floor boards and built-in wardrobe.

### Bathroom

3.15m (10'4) (maximum) x 2.26m (7'5)

With two side aspect double glazed windows, suite comprising panel enclosed bath, shower cubicle with electric shower and shower boarding. Low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, laminate flooring and reduced head height to one section of the room.



### OUTSIDE:

To the front of the property is a lawn garden with driveway giving access to the front of the property. A side gate gives access to the rear garden where there is a good size patio area with storage shed and steps leading to the main garden which is laid to lawn with various shrub borders. A path continues to the rear of the property where there is a storage shed and tap. The garden is enclosed by fencing and hedging to provide a degree of privacy.

### 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.

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### SERVICES

It is understood that mains electricity, 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

From central Hereford proceed out of Hereford along Edgar Street. On reaching the roundabout take the first exit onto Newtown Road, continue over Newtown Road Bridge to the mini roundabout and take the second exit onto the Holmer Road. Continue for the length of Holmer Road to the roundabout and take the first exit onto Roman Road. Take the first left into Glenthorne Road 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).

28th April 2025

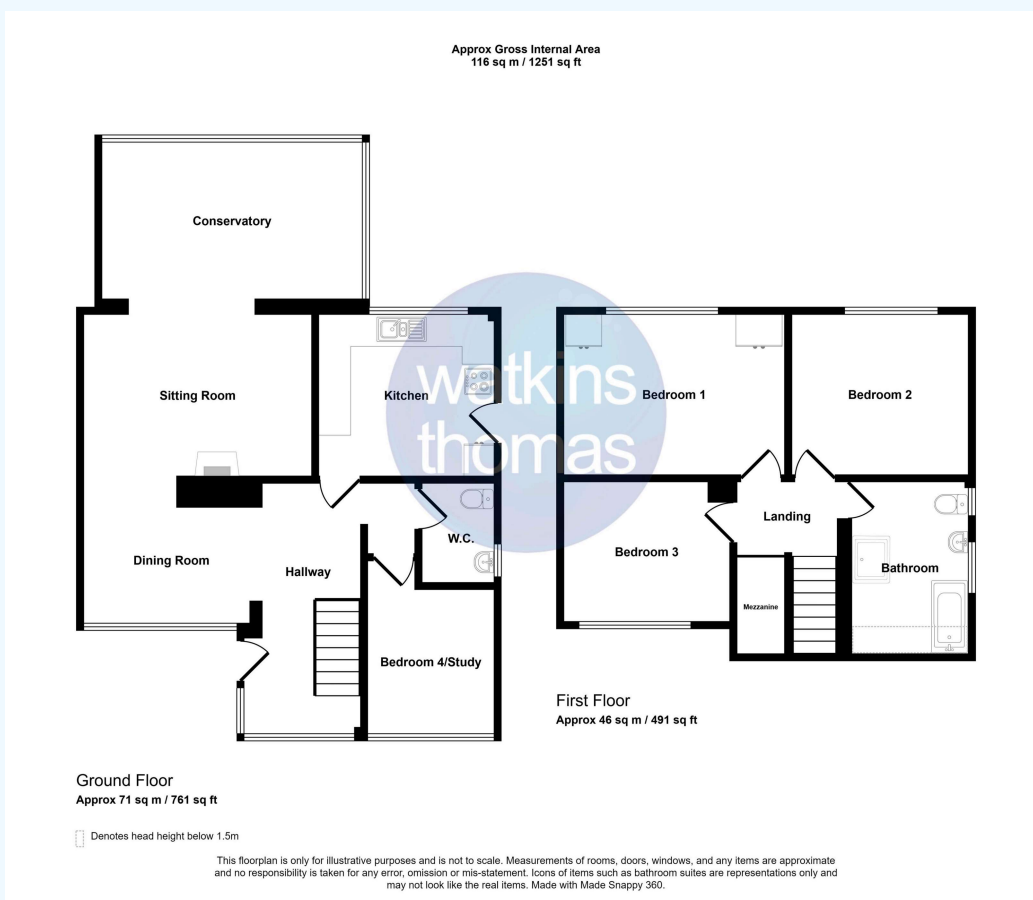
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### ENERGY PERFORMANCE CERTIFICATE

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.

### 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.



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