



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



17 Glenthorne Road, Holmer, Hereford, HR4 9RW

'Situated to the North of Hereford City, in the popular residential location of Holmer, a well presented extended 3 bedroom semi detached home with gas central heating, double glazing, driveway, garage and enclosed rear garden.'

£299,500 (Freehold)

17 Glenthorne Road, Holmer, Hereford, HR4 9RW

LOCATION

The subject property is located to the north of Hereford City, in the popular Holmer district. In the area are a range of amenities including local shops, Church and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and also has the benefit of both bus and railway stations.

DESCRIPTION

The subject property is a well presented extended 3 bedroom semi-detached family home with the benefit of gas central heating, double glazing, driveway, garage and enclosed rear garden. The property comprises, entrance hall, sitting room, kitchen/dining room, utility, first floor landing, 3 bedrooms and family bathroom. In more details the accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall

With front aspect double glazed panel entrance door, feature radiator, storage cupboard, stairs to the first floor, inset spot lights, centre light and door to the sitting room.

Sitting Room

4.47m (14'8) max x 4.34m (14'3)

With two front aspect double glazed windows, oak flooring, wall mounted electric fire, coved ceiling, feature radiator and door to the kitchen/dining room.



Kitchen/Dining Room

5.38m (17'8) x 3.28m (10'9) max

With rear aspect double glazed window, a range of units comprising 11/2 bowl sink drainer unit, work surface with splashback, a range of wall and base mounted units, integrated electric double oven, electric hob with cooker hood over, coved ceiling, space for dining table, feature radiator, tiled flooring with underfloor heating and door to the utility room.



17 Glenthorne Road, Holmer, Hereford, HR4 9RW



Utility

3.43m (11'3) x 1.75m (5'9)

With rear aspect double glazed window, rear aspect skylight, 1 1/2 bowl stainless steel sink drainer unit, work surface, base units under, plumbing and space for washing machine, extractor fan, tiled floor with underfloor heating and side aspect double glazed door to the garden.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to the loft space, coved ceiling, smoke alarm, banister with glass panel, doors to bedrooms and bathroom.

Bedroom 1

3.61m (11'10) x 3.05m (10')

With front aspect double glazed window and panelled radiator.

17 Glenthorne Road, Holmer, Hereford, HR4 9RW

Bedroom 2

3.33m (10'11") x 3.05m (10')

With rear aspect double glazed window, coved ceiling and panelled radiator.



Bedroom 3

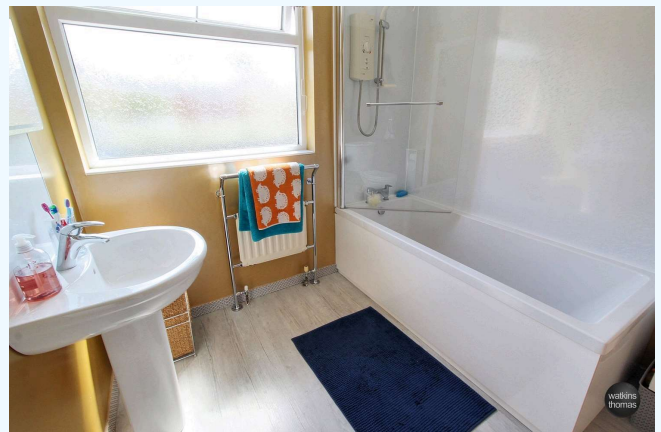
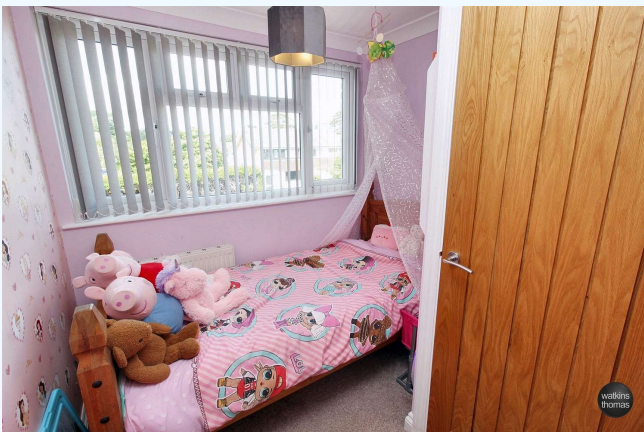
2.54m (8'4") max x 2.29m (7'6") (max - L-shaped room)

With front aspect double glazed window, panelled radiator, coved ceiling and airing cupboard with panelled radiator.

Bathroom

2.26m (7'5") x 2.24m (7'4")

With rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator with heated towel rail, extractor fan and laminated flooring.



OUTSIDE:

To the front of the property is a gravelled hardstanding area, a block paved driveway gives access to the Garage, 15'6" x 7'7" with electric roller door, power, light and rear aspect door to the garden.

17 Glenthorne Road, Holmer, Hereford, HR4 9RW

A side gate gives access to the rear garden. To the immediate rear of the property is a blocked paved patio area with steps leading to the main garden, which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy. The garden also has the benefit of an outside tap and lighting.

Off the rear patio is a UPVc door to a storage cupboard, which has the gas central heating boiler, panelled radiator, light and tiled flooring.



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.

Council Tax Band C

Payable to Hereford Council

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.

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.

VIEWING

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

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.

11th June 2025

ID40859

17 Glenthorne Road, Holmer, Hereford, HR4 9RW

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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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



17 Glenthorne Road, Holmer, Hereford, HR4 9RW

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.

