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1 The Willows, Roman Road, Hereford, HR1 1JP

'Situated to the north of Hereford a three bedroom semi detached home which basement flat. The property has the added benefit of gas central heating, double glazing (where specified) and allocated parking to the rear'

£250,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the well established residential location of Holmer. 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 bedroom semi detached home with ground floor flat which is currently being rented out. The property has the added benefit of gas central heating, double glazing (where specified) and allocated parking to the rear. The accommodation comprises entrance hall, sitting room, kitchen, dining room, first floor landing with two bedrooms and bathroom and converted loft space to provide a third bedroom and en-suite shower room. The ground floor flat comprises kitchen/sitting area, bedroom and en-suite shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect glazed entrance door leading to the entrance hall with side aspect single glazed window, stairs to first floor and door to the sitting room.

Sitting Room

3.66m (12'0) x 2.82m (9'3) (maximum)

With front aspect single glazed window and panelled radiator.

Kitchen

4.22m (13'10) x 3.96m (13')

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, base units under with matching wall units, space for cooker, space for fridge freezer, understairs storage cupboard and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With access to bedrooms, bathroom and door with access to loft conversion.

Bedroom 1

3.99m (13'1) (maximum) x 3.66m (12')

With front aspect double glazed window and panelled radiator.

Bedroom 2

3.3m (10'10) x 2.51m (8'3)

With rear aspect double glazed window and panelled radiator.

Bathroom

3.33m (10'11) x 1.35m (4'5)

With suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, heated towel rail, partially tiled wall surround, extractor fan, inset spot lights and tiled flooring.

ON THE SECOND FLOOR:

Bedroom 3

6.25m (20'6) (maximum) x 4.04m (13'3) (maximum)

(loft conversion to regulations) With reduced head height to sections of the room, stairs from the first floor, side aspect double glazed window, rear aspect double glazed sky light and door to en-suite shower room.

En-Suite Shower Room

1.75m (5'9) x 1.55m (5'1)

With shower cubicle, electric shower, low flush wc, pedestal mounted wash hand basin, extractor fan and vinyl flooring.

BASEMENT FLAT

Kitchen/Sitting Room

3.89m (12'9) (maximum) x 4.17m (13'8)

With rear aspect double glazed entrance door leading to the kitchen/sitting room. With rear aspect double glazed window, a range of units comprising stainless steel sink/drainer unit with work surface, base units under with matching wall units, integrated electric oven and hob, plumbing and space for washing machine, space for under counter fridge, smoke alarm, panelled radiator and door to the bedroom.

Bedroom

3.58m (11'9) (plus recess) x 3.89m (12'9) (maximum)

With front and side aspect double glazed window, panelled radiator and door to en-suite shower room.

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En-Suite Shower Room

With shower cubicle and electric shower over, low flush wc, wash hand basin, heated towel rail, extractor fan, fully tiled wall surround and tiled flooring.

OUTSIDE:

To the rear of the property is a gravel parking area. There is also a shared driveway to the side of the property giving access to a further parking area.

COUNCIL TAX BAND A & C

Payable to Herefordshire Council. House - Band C. Flat - Band A.

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 services are connected to the property, drainage is via a septic tank. 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 and continue along the Roman Road where the property is located on the left hand side as indicated by the agents for sale board.

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.

30th July 2025

ID40210

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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 D. 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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

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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