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14 Royal Wilding Place, Holmer, Hereford, HR1 1GG

Situated to the north of Hereford city in the popular Holmer district, a well presented four bedroom mid terraced home with the added benefit of gas central heating, double glazing, ensuite to bedroom 1, off road parking and garage.

£320,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the popular Holmer district. 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 well presented four bedroom detached family home with gas central heating, double glazing, enclosed rear garden, off road parking and garage. The accommodation comprises entrance hall, cloakroom, kitchen/dining room, sitting room, first floor landing with access to four bedrooms, ensuite to bedroom 1 and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed entrance door leads to the;

Entrance Hall

With panelled radiator, thermostat for central heating, smoke alarm, stairs to the first floor, door to the cloakroom, kitchen/dining room and sitting room.

Cloakroom

With low flush WC, panelled radiator, wash hand basin, extractor fan and partially tiled wall surround.

Sitting Room

5.54m (18'2) x 3.81m (12'6)

With rear aspect double glazed window, two panelled radiators, TV point and rear aspect double glazed french doors giving access to the garden.



Kitchen/Dining Room

5m (16'5) x 3.07m (10'1)

With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink unit with work surfaces, tiled splashbacks, base units under, matching wall units with under cupboard lighting, integrated Bosch dishwasher, integrated upright fridge/freezer, integrated Bosch electric double oven, gas hob and cooker hood over, plumbing and space for washing machine, panelled radiator and space for dining table.



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ON THE FIRST FLOOR:

Landing

With storage cupboard, access hatch to loft space and boiler cupboard, doors to bedroom and bathroom.

Bedroom 1

3.43m (11'3) (to the wardrobe) x 3.23m (10'7)

With front aspect double glazed window, built in wardrobe with sliding mirror doors, panelled radiator, TV point and door to ensuite shower room.

Ensuite Shower Room

With double shower cubicle and thermostatically controlled shower with glass shower screen and door, low flush WC, wash hand basin, shaver point, extractor fan, heated towel rail and partially tiled wall surround.



Bedroom 2

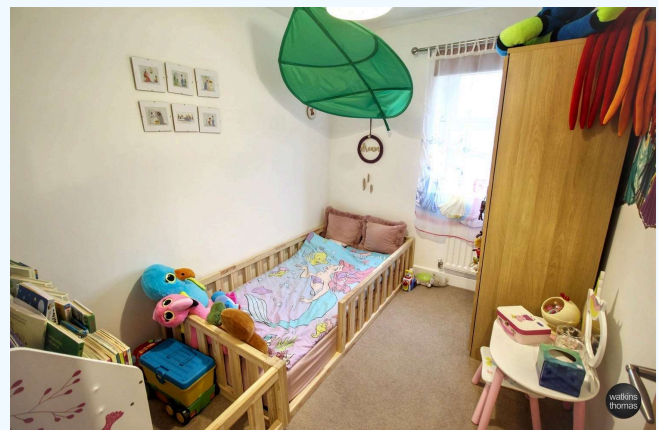
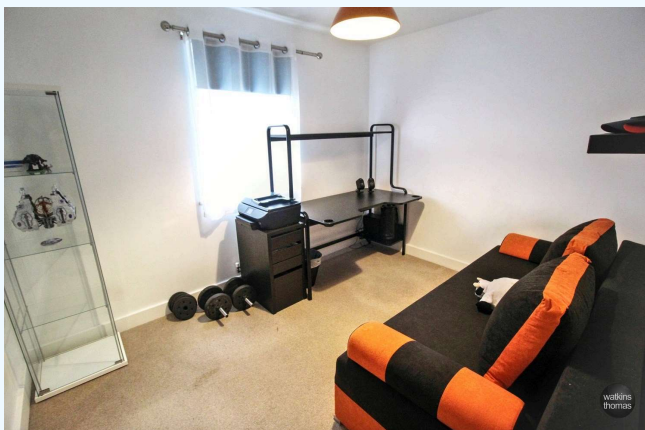
3.23m (10'7) x 2.84m (9'4)

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

Bedroom 3

2.84m (9'4) x 2.18m (7'2)

With rear aspect double glazed window and panelled radiator.



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Bedroom 4

2.18m (7'2) x 2.06m (6'9)

With front aspect double glazed window and panelled radiator.

Bathroom

With suite comprising panel enclosed bath with thermostatically controlled shower over and glass shower screen, low flush WC, wash hand basin, heated towel rail, extractor fan and partially tiled wall surround.



OUTSIDE:

To the front of the property is a gravelled area with path leading to the front door. To the immediate rear of the property is a patio leading to decked seating area and lawned garden. The garden is enclosed by walling and fencing to provide a degree of privacy with a path giving access to a rear access gate. Located a short distance away from the property there is a parking space in front of the garage which measures 18'6 by 9' with up and over door.



COUNCIL TAX BAND D

Made 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.

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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 .

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue to the mini roundabout and take the second exit onto Holmer Road. Continue along Holmer Road to the roundabout and take the third exit onto Roman Road. Continue along Roman Road to the traffic lights, turning left into Green Wilding Road. Take the second turning on the right into Green Wilding Road, follow the road into Cowarne Red Way, turn left onto Red Norman Rise then turn right into Royal Wilding Place, into the cul de sac position where the property is located directly in front of you.

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

ID41644

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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.

Estate Agent's Note

The property comes with a maintenance cost for the communal areas and the 2025 bill was £172.20 for the year.

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.

