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45 Red Norman Rise, Holmer, Hereford, HR1 1GP

Situated to the north of Hereford city in the popular residential location of Holmer, a well presented four bedroom end of terrace family home with ensuite to master bedroom, gas central heating, double glazing, off road parking, garage and enclosed rear garden.

£310,000 (Freehold)

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LOCATION

The property is located to the north of Hereford city 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 four bedroom end of terrace family home with off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, kitchen/dining room, sitting room, first floor landing with access to four bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the;

Entrance Hall

With panelled radiator, thermostat central heating, storage cupboard, under stairs storage area, smoke alarm, laminated flooring, stairs to first floor, door to the cloakroom, kitchen/dining room and sitting room.



Cloakroom

With low flush WC, wash hand basin with tiled splashbacks, extractor fan, panelled radiator and vinyl flooring.



Kitchen/Dining Room

4.98m (16'4) x 3.07m (10'1)

With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink drainer unit with work surfaces, splashback, base units under, matching wall units and under cupboard lighting. Integrated dishwasher, integrated fridge/freezer, integrated electric double oven with gas hob and cooker hood over. Plumbing and space for washing machine, space for dining table, TV point, panelled radiator, smoke alarm and laminated flooring.



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Sitting Room

5.54m (18'2") x 3.84m (12'7")

With rear aspect double glazed window, panelled radiator, built in shelving and storage cupboard, TV point, inset electric fire and double glazed french doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, airing cupboard, storage cupboard, side aspect double glazed window, doors to bedrooms and bathroom.

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Bedroom 1

3.4m (11'2) (to the wardrobe) x 3.23m (10'7)

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



Ensuite Shower Room

With double shower cubicle and thermostatically controlled shower, low flush WC, vanity wash hand basin, extractor fan, part tiled wall surround, heated towel rail, shaver point and vinyl flooring.



Bedroom 2

3.25m (10'8) x 2.54m (8'4) (plus door recess)

With rear aspect double glazed window and panelled radiator.

Bedroom 3

2.79m (9'2) x 2.13m (7')

With rear aspect double glazed window and panelled radiator.



Bedroom 4

2.06m (6'9) x 2.21m (7'3)

With front aspect double glazed window and panelled radiator.

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Bathroom

2.16m (7'1") x 2.03m (6'8")

With suite comprising panel enclosed bath with thermostatically controlled shower over, feature mixer tap and glass shower screen, low flush WC, pedestal mounted wash hand basin, shaver point, partially tiled wall surround, heated towel rail and vinyl flooring.



OUTSIDE:

To the front of the property is a gravelled area with a path leading to the front door. To the immediate rear of the property is a patio giving access to a artificial lawned area with path giving access to the GARAGE (18'3 by 8'8) with up and over door, power, lighting and eaves storage area. To the front of the garage is parking for two vehicles in tandem.



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.

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

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue to the roundabout and take the second exit onto Holmer Road. Continue the length of Holmer Road to the roundabout and take the third exit onto Roman Road. Continue to the traffic lights and turn left into Red Norman Rise, follow the road and the property is located on the left hand side as indicated by the 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.

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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.

