



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



3 Glenthorne Road, Holmer, Hereford, HR4 9RW

Situated to the north of Hereford City in the popular residential location of Holmer a three bedroom, semi detached family home in need of modernisation with gas central heating, double glazing, off road parking and enclosed rear garden.

£260,000 (Freehold)

Residential Sales

3 Glenthorne Road, Holmer, Hereford, HR4 9RW

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 three bedroom, semi detached family home, in need of modernisation with the benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, extended sitting room, dining room, kitchen/breakfast room, downstairs shower room, pantry, side passageway, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

4.6m (15'1) x 1.83m (6')

A double glazed panelled entrance door leads to the entrance hall with front and side aspect double glazed windows, panelled radiator, stairs to the first floor, laminated flooring and door to the sitting room.



Sitting Room

6.07m (19'11) x 4.24m (13'11)

With side aspect double glazed window, panelled radiator, laminated flooring, double glazed patio door to the rear garden and access to the dining room.



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Dining Room

3.25m (10'8) x 2.13m (7')

With front aspect double glazed window, panelled radiator and laminated flooring.

Kitchen/Breakfast Room

3.3m (10'10) x 3.02m (9'11)

With rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for upright fridge freezer, space for cooker, panelled radiator and side aspect glazed door to the passageway.



Passageway

5.33m (17'6) x 1.6m (5'3)

With front and rear aspect double glazed upvc doors, panelled radiator and access to the pantry.

Pantry

2.26m (7'5) x 1.8m (5'11)

With vinyl flooring and door to the shower room.

Shower Room

2.54m (8'4) x 2.24m (7'4)

With double shower cubicle with shower curtain, thermostatically controlled shower with rainwater shower head, low flush wc, vanity wash hand basin, part shower boarded surround, panelled radiator, vinyl flooring and door to the entrance hall.



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ON THE FIRST FLOOR:

Landing

Access hatch to loft space which is half boarded, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

4.24m (13'11) x 3m (9'10)

With rear aspect double glazed window and panelled radiator.

Bedroom 2

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

With rear aspect double glazed window and panelled radiator.

Bedroom 3

3.25m (10'8) x 2.67m (8'9)

With front aspect double glazed window and panelled radiator.



Bathroom

2.51m (8'3) x 2.34m (7'8)

With two side aspect double glazed windows, suite comprising panel enclosed bath with mixer tap, low flush wc, pedestal mounted wash hand basin, cupboard housing the Worcester gas central heating boiler, partially tiled wall surround, panelled radiator and vinyl flooring.



OUTSIDE:

To the front of the property is a lawned garden with picket fence and driveway with a path continuing to the front door and passageway.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub and tree borders. 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 COVERAGE

Broadband - Standard 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 next roundabout and take the second exit onto Holmer Road. Continue along Holmer Road and on reaching the roundabout take the first exit onto Roman Road. Take the first turning 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

30th March 2026

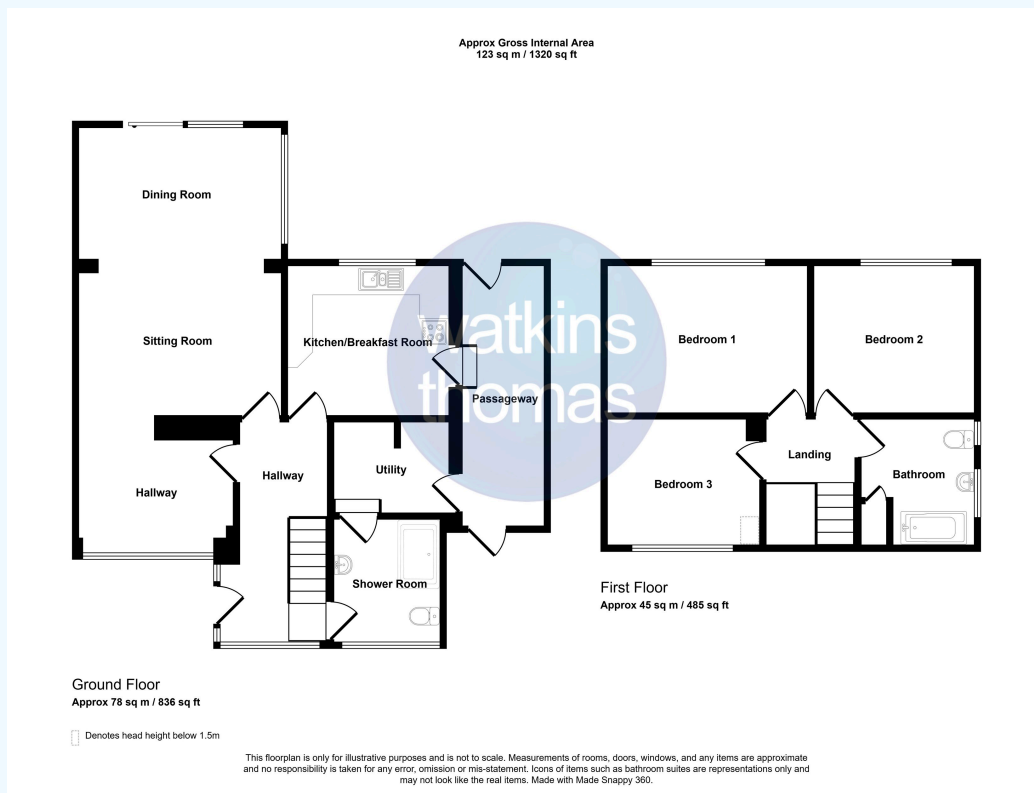
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ENERGY PERFORMANCE CERTIFICATE

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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