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2 Dymock Red Walk, Holmer, Hereford, HR1 1GN

Located to the north of Hereford city centre, a well presented four bedroom detached home with ensuite to master bedroom, gas central heating and double glazing. Off road parking, garage, large conservatory/sun room and private rear garden.

£340,000 (Freehold)

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LOCATION

The property is situated on a modern residential development to the north of Roman Road and Hereford city centre in the popular Holmer district. In the locality there are a range of amenities and Hereford as a whole offers a variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

2 Dymock Red Walk is a well presented detached home, which has a hall with cloakroom, a kitchen/dining room and sitting room, together with a utility room and a large pleasant garden room/conservatory. On the first floor there are four bedrooms, one of which is ensuite. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall

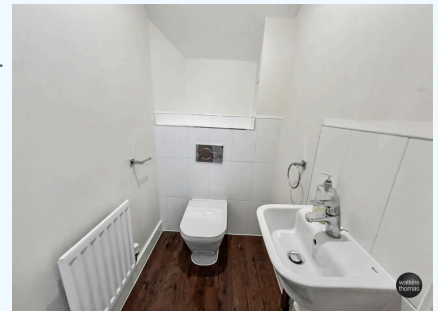
m (') x 2.24m (7'4)

Approached through a double glazed door with light over, return stairway to the first floor, radiator and with doors to the sitting room, kitchen/dining room and;

Cloakroom

1.27m (4'2) x 1.09m (3'7)

With low level WC and wall hung wash basin with tiled courses over. Radiator and extractor unit.



Sitting Room

4.7m (15'5) x 2.79m (9'2)

With a double glazed window to the front, two radiators and with a pair of doors to the;



Conservatory/Garden Room

5.36m (17'7) x 2.97m (9'9) (16' maximum)

This room is L shaped in plan and has a double glazed roof over, double glazed windows to three elevations, a deep double glazed window and a pair of french doors which open to the garden. Ladder type radiator, further radiator and wood grain effect flooring.



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Kitchen/Dining Room

6.63m (21'9) x 2.49m (8'2) (plus a bay window area)

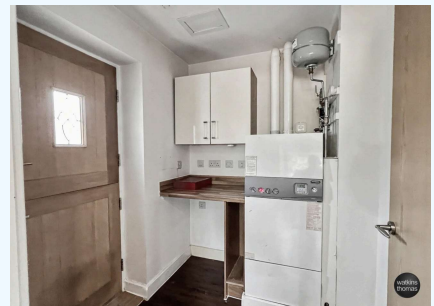
With double glazed windows to three elevations and overlooking garden areas, wood grain effect flooring, two radiators and a kitchen area which is provided with a one and a half bowl stainless steel sink unit with drainer and mixer tap, fitted base cupboards and drawer units with wood grain effect working surfaces over and upstand together with a corner and further eye level cabinet. Fitted Bosch four ring hob with double electric oven below and stainless steel cooker hood above, built in fridge and freezer unit and a built in dishwasher. Door to low level under stair cupboard and with a door to;



Utility/Boiler Room

1.88m (6'2) x 1.7m (5'7)

With a gas fired boiler, wood grain effect flooring, fitted working surface and a pair of eye level cabinets. Radiator. Stable door to the garden room/conservatory.



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ON THE FIRST FLOOR:

Landing

With doors to;

Bedroom 1

3.96m (13') x 2.82m (9'3)

With a double glazed window to the side, radiator, double wardrobe cupboard with sliding mirror fronted doors and with door to;

Ensuite Shower Room

1.83m (6') x 1.7m (5'7)

With shower cubicle with thermostatically controlled shower unit and part tiled walls, further tiled walls and low level WC and wall hung wash basin. Extractor unit, double glazed window and ladder type radiator.



Bedroom 2

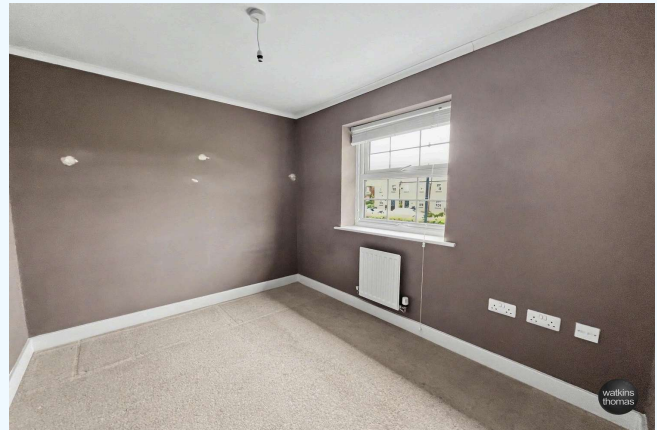
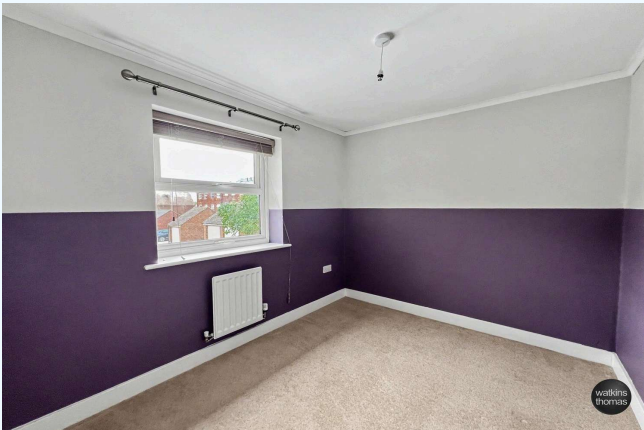
2.84m (9'4) x 2.34m (7'8)

With a double glazed window to the rear, coved ceiling and radiator.

Bedroom 3

2.87m (9'5) x 2.29m (7'6)

With a double glazed window to the front, coved ceiling and radiator.



Bedroom 4

2.62m (8'7) x 2.59m (8'6)

With a double glazed window to the front and radiator.

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Bathroom

2.13m (7'0) x 1.68m (5'6)

With white suite comprising bath with shower over, wash basin and low level wc, double glazed window, part tiled walls and towel rail.



OUTSIDE:

Approached from a close, the property has the benefit of a car parking space, beyond which there is a GARAGE (18' 5 by 9') with up and over door to the front. Fitted with electric light and power points and a personnel door to the side and the garden of the property. The property also has the benefit of a pedestrian access from the parking space.

Gardens

The property is approached over the pedestrian Dymock Red Walk at the front and to the front of the property there is a shrub border and a path and steps lead to the front door. Adjacent to the property there is a pedestrian gate which opens in a low brick wall with railings over to the rear garden which is L shaped in plan and enjoys a good degree of privacy by being enclosed both by evergreens and a timber panel fence which is between concrete posts. Within the garden area there is also a lower paved patio area and the pathway leads to the rear of the garage.



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 Holmer Road and on reaching the roundabout take the third exit into Roman Road. Continue for about half a mile and at the traffic lights turn left into Green Wilding Road. Continue along Green Wilding Road and Dymock Red Walk will be identified on the right hand side. The property is screened from the road by the high natural hedge.

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.

29th May 2026

ID42966

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.