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23 Holmer Street, Whitecross, Hereford, HR4 0HS

Located in the Whitecross residential district just to the west of the city centre and near to amenities, a modern, centrally heated and double glazed, well proportioned two double bedroom home with driveway and garden area.

£230,000 (Freehold)

23 Holmer Street, Whitecross, Hereford, HR4 0HS

LOCATION

Holmer Street is located just off Whitecross Road in the Whitecross residential district, which is about one mile west of central Hereford. In the locality there are a range of amenities, including neighbourhood shops, schools and a public house. 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

23 Holmer Street is a modern semi detached home, which is centrally heated and double glazed. A door opens to a hall, off which there is a cloakroom, fitted kitchen and good sized living room. On the first floor there are two good sized bedrooms and a bathroom. There is a driveway at the front for at least two vehicles and there are garden areas to the side and rear. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall

Approached via a composite door with double glazed upper panels. Part with woodgrain effect flooring, radiator and having a stairway off and with doors to the living room, kitchen and the;

Cloakroom

1.88m (6'2) x .86m (2'10)

With a low level WC and vanity wash basin with mixer tap and cupboards below. Over the wash basin there is a tiled course and mirror. There is also a double glazed window and radiator, together with continuation of the wood grain effect flooring.

Living Room

4.95m (16'3) x 4.29m (14'1)

With a double glazed casement door to the rear, double glazed window with blind to the rear and having a low level under stair cupboard, radiator and television point.



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Kitchen

3.07m (10'1) x 2.92m (9'7)

With a double glazed window to the front, soft close base cupboards and drawer units with working surface over, upstands and eye level cabinets. Single drainer stainless steel sink unit with mixer tap, fitted dishwasher, built in fridge and freezer units, built in washing machine and electric oven with a four ring gas hob over, splashback and cooker hood above. Continuation of wood grain effect flooring, sunken ceiling lights and wall mounted gas fired combination boiler which provides central heating and domestic hot water. Radiator.



ON THE FIRST FLOOR:

Landing

With doors to;

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Bedroom 1

2.82m (9'3) x 4.95m (16'3)

With two double glazed windows to the rear, radiator, built in wardrobe cupboards and shelving. Two radiators. (This room is currently subdivided to provide two rooms).



Bedroom 2

3.78m (12'5) x 2.67m (8'9)

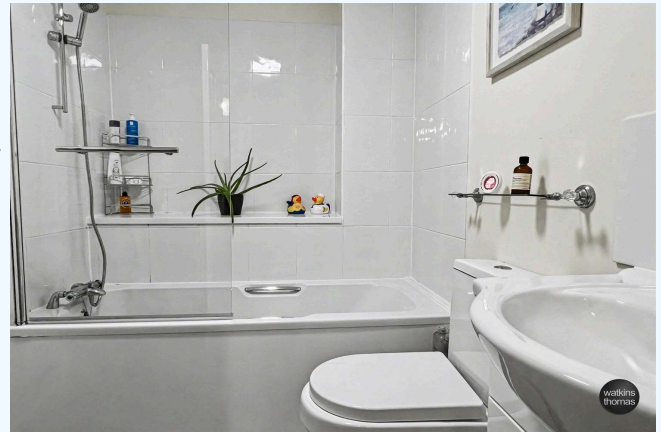
With a double glazed window to the front, radiator and door to recessed over stair cupboard with hanging rail.



Bathroom

2.34m (7'8) x 1.7m (5'7)

With white suite comprising bath with thermostatically controlled tap, shower unit, tiled surrounds and screen, vanity wash basin with cupboards below and mixer tap with tiled courses over and low level WC. Extractor unit, ladder type radiator and with a continuation of the wood grain effect flooring.



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OUTSIDE:

The property is approached over a tarmac driveway which leads to a wide brick paved driveway. At the side of the property there is a garden area which is approximately 44' long by 12' wide, which is laid to imitation grass and is set within a timber fence. A gateway opens to a 3' wide paved pathway which leads to the rear garden, which is about 14' 6 by 25' 3 and again is for ease of maintenance laid to paving stones and imitation grass.

The property has the benefit of a rear pedestrian access.



COUNCIL TAX BAND C

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.

DIRECTIONAL NOTE

From central Hereford, proceed west into Eign Street and follow through into Whitecross Road. Continue along Whitecross Road and take the left hand turn into Holmer Street. Number 23 will be identified on the left hand side by the agent's 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.

ID / Date

ID43016

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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.