Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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









5 Green Wilding Road, Holmer, Hereford, HR1 1GB

'Situated to the north of Hereford City, a well presented, four bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£350,000 (Freehold)

Residential Sales

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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 well presented, four bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. With accommodation comprising entrance hall, family room, sitting room, kitchen/dining room, utility, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

With front aspect panelled entrance door leading to the entrance hall.

Entrance Hall
With panelled radiator, stairs to the first floor, mat-well, smoke alarm, storage cupboard and door to the sitting room.



Sitting Room
5.61m (18'5) x 3.58m (11'9)
With front aspect double glazed window, two panelled radiators, television point and rear aspect double glazed French doors giving access to the garden.



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Family Room
3.51m (11'6) (maximum) x 2.74m (9'0) (maximum - irregular shaped room)
With front aspect double glazed window and panelled radiator.





Cloakroom
With low flush wc, pedestal mounted wash hand basin, tiled splash back, panelled radiator, extractor fan and tiled flooring.



Kitchen/Dining Room
4.52m (14'10) x 2.62m (8'7)
With rear aspect double glazed window. A range of units comprising stainless steel 1½ bowl sink drainer unit with work surface, tiled splash backs, base units under with matching wall units. Integrated fridge freezer, integrated electric double oven and hob with cooker hood over, integrated dishwasher, panelled radiator, inset spot lights, extractor fan, tiled flooring, double glazed French doors to the rear garden and access to the utility room.



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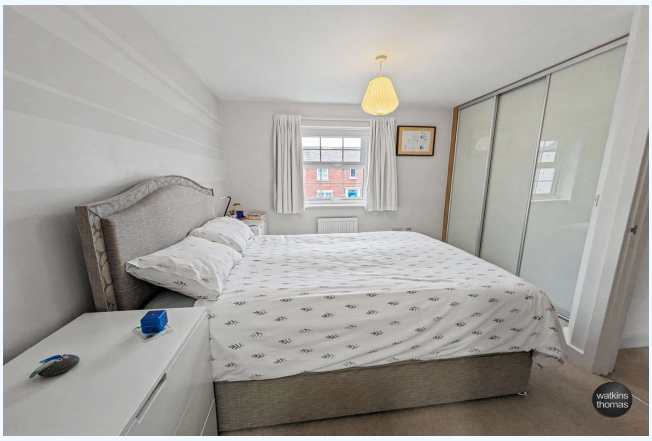
Utility Room
2.18m (7'2) x 1.37m (4'6)
With rear aspect double glazed door to the garden. A range of units comprising work surface with tiled splash backs, wall and base units, plumbing and space for washing machine, wall mounted Worcester gas central heating boiler, extractor fan, panelled radiator and tiled flooring.

ON THE FIRST FLOOR:

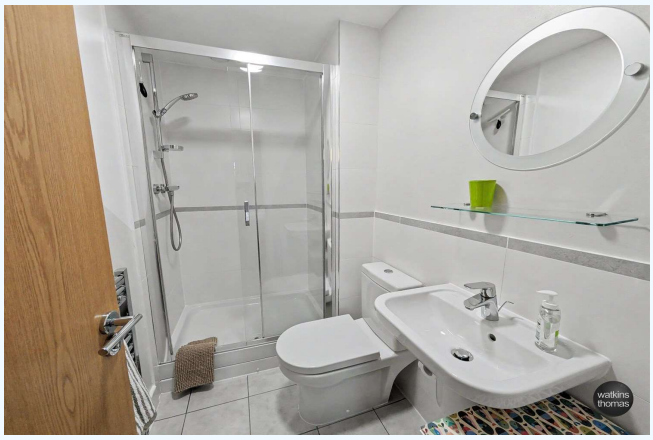
Landing
With rear aspect double glazed window, storage cupboard, smoke alarm, access hatch to loft space, panelled radiator and doors to bedrooms and bathroom.

Bedroom 1
3.23m (10'7) x 2.97m (9'9) (to the wardrobe)
With front aspect double glazed window, built-in wardrobe with sliding mirror doors, panelled radiator and door to en-suite shower room.





En-Suite Shower Room
With double shower cubicle and thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, shaver point, heated towel rail, partially tiled wall surround and tiled flooring.



Bedroom 2
2.97m (9'9) x 2.77m (9'1)
With front aspect double glazed window and panelled radiator.

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Bedroom 3
2.74m (9'0) x 2.51m (8'3)
With rear aspect double glazed window and panelled radiator.





Bedroom 4
2.31m (7'7) x 2.18m (7'2)
With rear aspect double glazed window and panelled radiator.



Bathroom
2.36m (7'9) x 1.98m (6'6)
With front aspect double glazed window. Pedestal mounted wash hand basin, low flush wc, panel enclosed bath with mixer tap and shower attachment, panelled radiator, partially tiled wall surround and tiled flooring.





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OUTSIDE:
To the front of the property is a tarmacadam driveway giving access to the GARAGE with up and over door, power and lighting and personal door to the rear garden. To the front of the property is a lawn area with path leading to the front door.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn, there are various shrub borders and the garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND E
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
Proceed out of Hereford along Edgar Street, on reaching the roundabout take the first exit left onto Newtown Road, continue over the bridge to the roundabout and take the second exit onto Holmer Road. Continue for the length of Holmer Road to the roundabout and take the third exit onto Roman Road. Continue along the road to the traffic lights and turn left into Green Wilding Road where the property is located on the left hand side as indicated by the 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.

25th September 2026
ID43652

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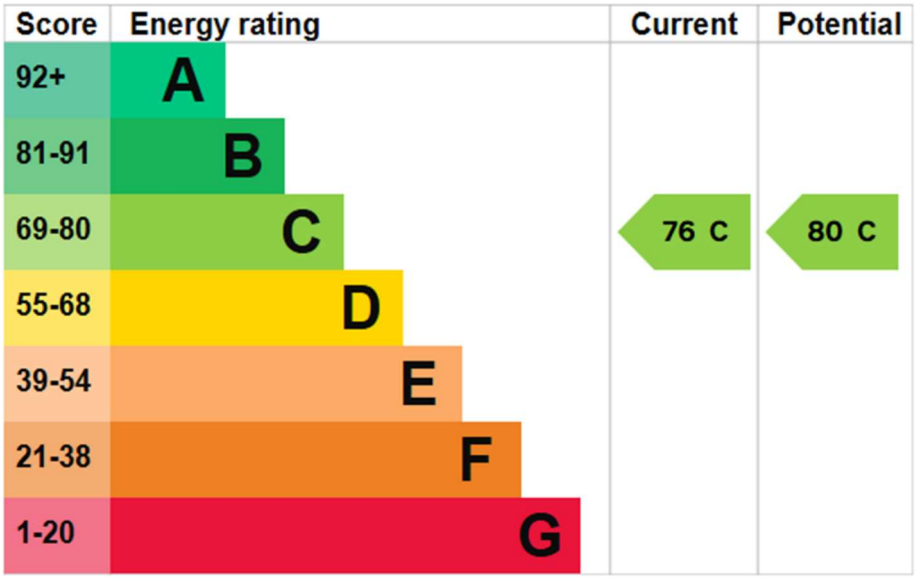
ENERGY PERFORMANCE CERTIFICATE

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.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

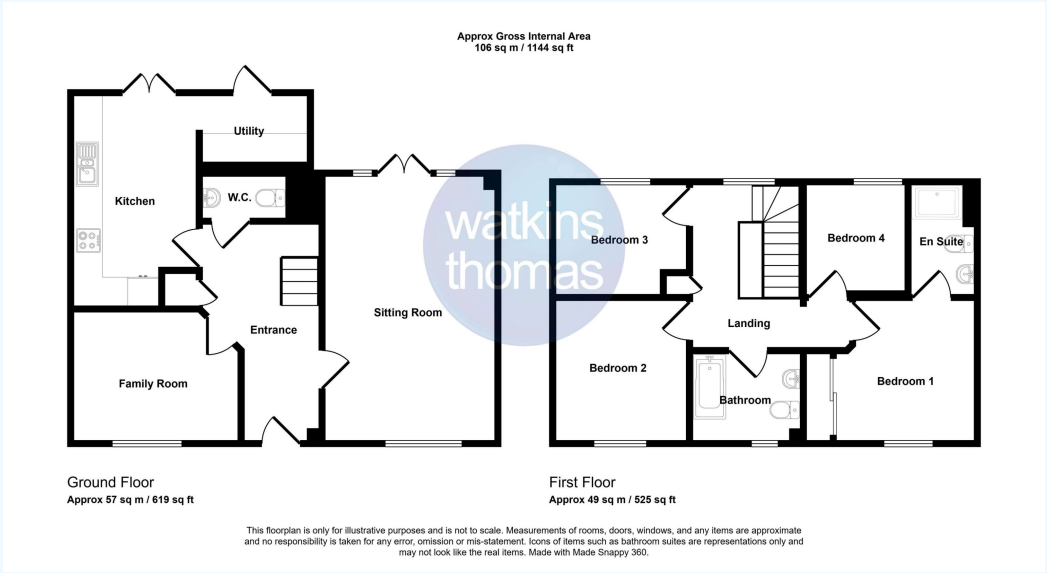
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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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