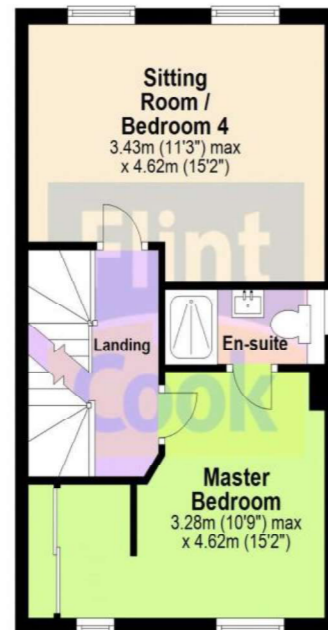


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

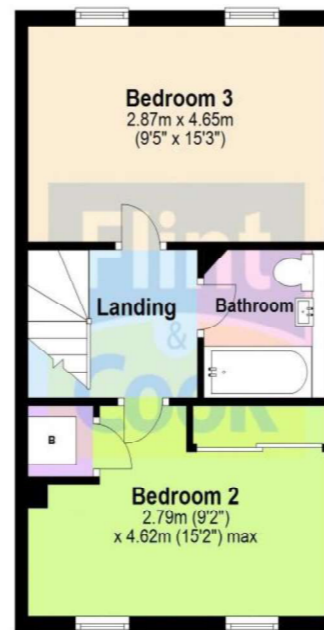
**Ground Floor**  
Approx. 35.8 sq. metres (385.0 sq. feet)



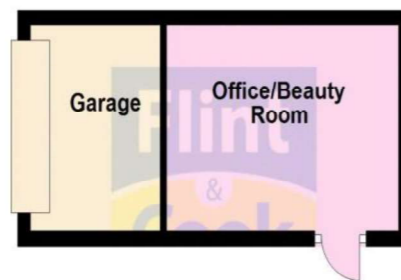
**First Floor**  
Approx. 36.4 sq. metres (392.2 sq. feet)



**Second Floor**  
Approx. 36.7 sq. metres (394.8 sq. feet)



**Outbuilding**  
Approx. 15.7 sq. metres (169.5 sq. feet)



Total area: approx. 124.6 sq. metres (1341.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



**8 Dymock Red Walk Holmer Hereford HR1 1GN**

**£293,000**

- Three-Storey Townhouse
- 3/4 Bedrooms (1 en-suite)
- Popular residential location
- Gas central heating, double glazing
- Open-plan kitchen/breakfast/family room
- Viewing advised

**22 Broad Street**  
Hereford  
HR4 9AP  
Tel: 01432 355455  
hereford@flintandcook.co.uk

**37 High Street**  
Bromyard  
HR7 4AE  
Tel: 01885 488166  
bromyard@flintandcook.co.uk

**Managing Director:** Jonathan Cook F.N.A.E.A., F.N.A.V.A.  
**Sales Director Hereford:** Martin Pearce M.N.A.E.A.  
Flint & Cook Limited. Registered in England No. 12997370  
**Registered Office:** 22 Broad Street, Hereford, UK, HR4 9AP  
**VAT No.** 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

## 8 Dymock Red Walk Holmer Hereford HR1 1GN

This superb modern townhouse is situated in a popular location north of the Cathedral City of Hereford and is within easy reach of local amenities which include a bus service, public house and shop and the property is also well placed for access to Hereford leisure centre and racecourse.

The property is well presented and provides ideal family accommodation benefitting from gas fired central heating and double glazing and briefly the accommodation comprises entrance hall, cloakroom, 3/4 bedrooms (1 en-suite), family shower room, garage/office space and gardens.

The whole is more particularly described as follows:-

### Ground floor

#### Canopy Porch

With wall-light and part-glazed front door to the

#### Entrance Hall

Wood-effect flooring, radiator, smoke alarm and thermostatic controls, low level WC with dual flush, wash hand-basin with mixer tap

#### Downstairs Cloakroom

Low level WC with dual flush, wash hand-basin with mixer tap and tiled splashback, bathroom cabinet, radiator, extractor fan, wall mounted consumer unit and wood-effect flooring.

### Open-plan kitchen/breakfast/family room

A beautiful contemporary modern kitchen with matching wall and base units, ample worksurfaces, fitted island with breakfast bar and cupboard space under, integrated appliances including fridge/freezer, microwave oven, electric hob with extractor over, electric oven, dishwasher and washing machine, 1½ bowl sink and drainer unit with mixer tap and instant hot water tap, obscure glass window to side, 2 sets of double doors to the rear patio, upright contemporary radiator, understairs storage cupboard with wood-effect flooring and opening into the **Family Room** with windows to the front and side aspects, radiator, wood-effect flooring.

A staircase leads from the Entrance Hall to the

### First floor

#### Landing

Fitted carpet, radiator, smoke alarm and centre light.

#### Master Bedroom

Fitted carpet, radiator, 2 windows to the front aspect, dressing area with double wardrobe and sliding mirrored doors, door to the **En-suite Shower Room** with white suite comprising low level WC with dual flush, wash hand-basin with mixer tap, part-tiled walls, shower cubicle with mains shower fitment, extractor fan, obscure glass window to side, tiled floor, ladder style radiator, bathroom cabinet and shaver point.

#### Sitting Room/Bedroom 4

Fitted carpet, radiator, 2 windows to the rear aspect and fitted electric fireplace.



### Second Floor Landing

Fitted carpet, smoke alarm and hatch to roof space.

### Bedroom 2

Fitted carpet, 2 windows to the rear, 2 radiators and TV point.

### Bedroom 3

Fitted carpet, radiator, double wardrobe with sliding doors, 2 windows to the front aspect and storage cupboard housing the gas central heating boiler.

### Bathroom

White suite comprising low level WC with dual flush, wash hand-basin with mixer tap, panelled bath with mains shower fitment over, part-tiled walls, extractor fan, tiled flooring, ladder style radiator and obscure glass window to the side aspect.

### Outside

To the front of the property there is a small area of lawn and flowerbeds and a paved pathway leads to the front door and there is a side access gate leads to the rear garden which is enclosed by panelled board fencing and brick-walling. There is a small lawned area of artificial grass, a paved patio area with seating and steps leading to the raised decking. The garage is split into a storage area and an office (currently used as a beauty room) and has an up-and-over door to the front, power, lighting and a personal access door from the rear garden.

### General information

#### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band D - payable 2023/24 £2163.19  
Water and drainage - metered supply.

#### Tenure & possession

Freehold - vacant possession on completion.



### Directions

Proceed north out of Hereford along Edgar Street and on reaching the roundabout, take the 1st exit onto Newtown Road. Continue over the bridge and, at the next roundabout, take the 2nd exit onto Holmer Road and on reaching the next roundabout take the 3rd exit onto Roman Road and then take the 4th left into The Furlongs. At the fork in the road, take the right hand turn and the 2nd on the left to reach the parking area of Dymock Red Walk. What3words - lakes.spicy.firmly

### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

### Opening hours

Day	Score	Energy rating	Current	Potential
Monday - Friday	92+	A	9.00 am - 5.30 pm	
Saturday	81-91	B	9.00 am - 2.00 pm	89 B
	69-80	C		79 C
DR FC0081518	51	D	September 2023 (1)	
	39-54	E		
	21-38	F		
	1-20	G		

