



15 Eggleton Lane
Holmer Hereford HR1 1GJ

£230,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

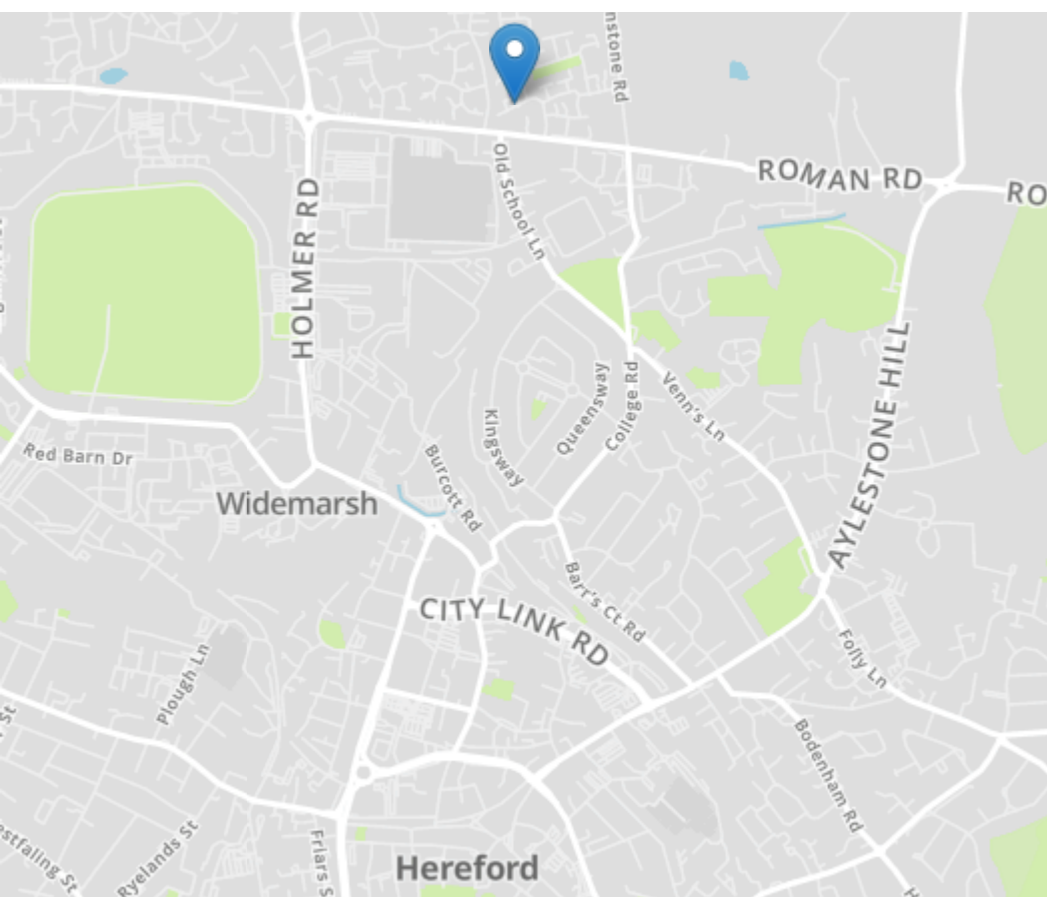
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed north onto A49 towards Holmer Road, at the roundabout take third exit onto A4103 Roman Road, turn left onto Green Wilding Road, left onto Eggleton Lane and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words'////moss.desk.note

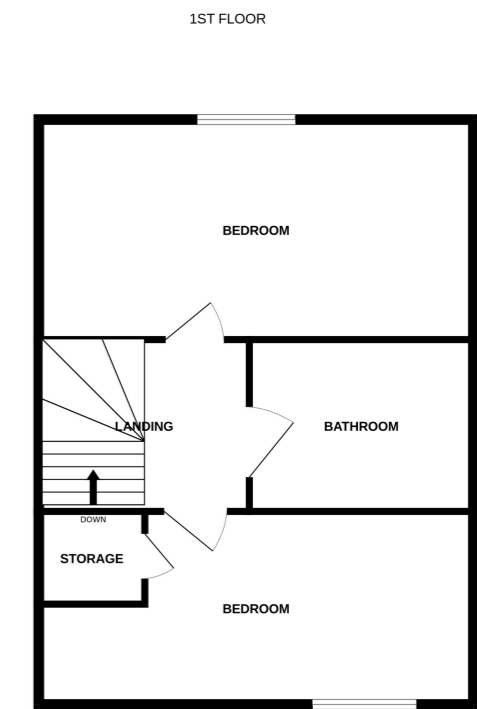
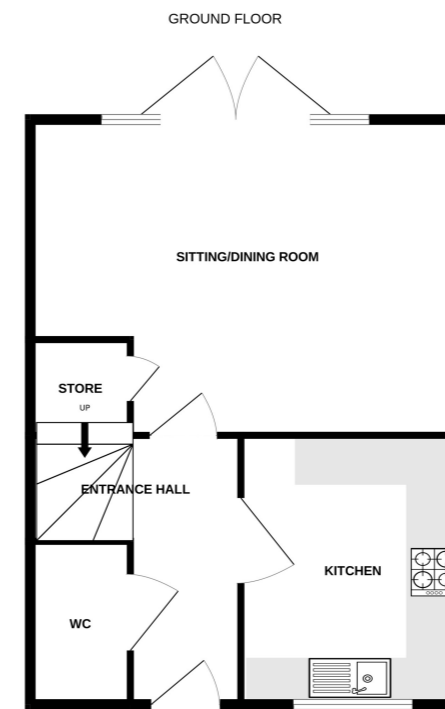


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• Two bedroom semi detached property • Finished to a high standard • Downstairs cloakroom • Off road parking

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This immaculately two bedroom semi detached property comprises entrance hall, downstairs cloakroom, kitchen, lounge/dining room, two double bedrooms, family bathroom, garden and off road parking. Situated in a popular and convenient Holmer location which has a host of local amenities to include schools, leisure centre, local one stop store, public houses, out of town shopping facilities and for those who require it local bus service to the city. This lovely home is ideal for first time buyers or investment opportunities.

In more detail the property comprises: Double glazed entrance door from the front aspect leads to:

Entrance Hall

Having radiator and ceiling light point. Door to:

Cloakroom

Having low flush WC, wash hand basin, radiator and ceiling light point.

Lounge

4.72m x 3.94m (15' 6" x 12' 11") Having double glazed window overlooking front aspect, double glazed french doors to the rear garden, radiator, under stria's storage cupboard and two ceiling points.

Kitchen

1.80m x 3.0m (5' 11" x 9' 10") Having fitted kitchen with soft close wall and base units and roll top working surfaces, 1.5 bowl sink with drainer, tiled splash backs, integrated oven, gas hob, cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge/freezer and ceiling light.

Stairs from the entrance hall lead to:

FIRST FLOOR

Landing

Having loft access, and light point. Door to:

Bedroom 1

3.94m x 3.00m (12' 11" x 9' 10") Having double glazed window to front aspect, radiator, storage cupboard housing the central heating boiler and ceiling light.

Bedroom 2

2.77m x 3.94m (9' 1" x 12' 11") Having double glazed window to rear aspect, radiator and ceiling light.

Family Bathroom

Having bath with mixer taps and shower over, wash hand basin, low flush WC, heated towel rail, extractor fan, partially tiled walls and ceiling light.

OUTSIDE

The fully enclosed rear green is predominately laid to lawn with raised borders and a patio area. There are two sheds one having power and an outside tap and light. From the rear garden a gated access leads around the side of the property onto the driveway.



At a glance...

- Lounge 4.72m x 3.94m (15' 6" x 12' 11")
- Kitchen 1.80m x 3.0m (5' 11" x 9' 10")
- Bedroom 1. 3.94m x 3.00m (12' 11" x 9' 10")
- Bedroom 2. 2.77m x 3.94m (9' 1" x 12' 11")

And there's more...

- Popular residential location.
- Close to local amenities.
- Ideal first time buyer or investment opportunity.
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Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.