

FOR
SALE



19 The Crescent, Holmer, Hereford HR4 9QX

£450,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location on the northern outskirts of the City, a recently refurbished and immaculately presented 4 bedroom detached house offering ideal family accommodation. The property has 4 bedrooms, superb excellent off-road parking, good size rear garden, garage and we strongly recommend an internal inspection. Hereford City centre is approximately 2 miles away and there is a range of amenities available nearby including popular primary and secondary schools, church, public house, countryside walks, Hereford racecourse and leisure centre, supermarket and daily bus services.

POINTS OF INTEREST

- *Detached House*
- *Popular residential area*
- *Recently upgraded*
- *4 Bedrooms*
- *Superb Kitchen*
- *Excellent parking*
- *Lovely garden*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Porch Area

Tiled flooring and uPVC door into the

Entrance Hallway

Vinyl flooring, carpeted staircase leading to the first floor, 2 useful recessed storage spaces, space for coats and shoes and oak pocket door into the

Kitchen/Dining Room

Dining area with vinyl flooring, radiator, double glazed window to the front and side aspects and opening into the extended Kitchen area with matching white matt wall and base units and quartz worksurfaces, ample storage and integrated appliances including dishwasher, microwave, space for a free-standing fridge/freezer, cupboard housing the gas central heating boiler, recessed spotlighting, window to the rear aspect with uPVC door, window to the side, Range-style cooker with 5-ring gas hob and electric oven, gas central heating thermostat, useful understairs storage cupboard and door to the

Downstairs WC

Vinyl flooring, low flush WC, vanity wash hand-basin, upright contemporary radiator, double glazed window to the side aspect.

Living Room

Fitted carpet, double glazed window to the front aspect, 2 double glazed windows to the side, upright contemporary radiator, picture rail, feature woodburning stove with oak mantel over and door into the

Utility Room

Wooden flooring, fitted wall units and worksurface with under-counter space for washing machine and tumble dryer, radiator and double glazed sliding doors into the rear garden.

First floor landing

Fitted carpet, radiator, loft hatch and doors to

Master Bedroom

Wooden floorboards, double glazed window to the side aspect, radiator, useful recess with wooden shelving, door to eaves storage and door into the WC with low flush WC, vanity wash hand-basin, vinyl flooring, double glazed window to the front aspect and recessed spotlighting.

Bedroom 2

Fitted carpet, radiator and double glazed window to the rear.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 4

Fitted carpet, double glazed window to the side, radiator and built-in double wardrobe.

Bathroom

Suite comprising panelled bath with mains fitment rainfall showerhead over and panelled surround, low flush WC, vanity wash hand-basin with tiled splashback, radiator, vinyl flooring, recessed spotlighting, extractor and double glazed window to the side.

Outside

To the rear there is a large paved patio area - perfect for entertaining and there is a raised outdoor seating area with covered pergola and 2 oak planters which lead to the remainder of the garden which is laid to lawn and enclosed by hedging and fencing to maintain privacy. There is a useful outside wooden storage shed, side access and rear access door to the garage. To the front, there is a large concrete driveway providing parking for several vehicles with access to the GARAGE with up-and-over door. There is also a large gravelled area with additional parking, 2 oak planters and enclosed by fencing.

Services

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

Outgoings

Council tax band E - payable 2023/24 £2643.90
Water and drainage - rates payable/metered supply.

Money laundering regulations

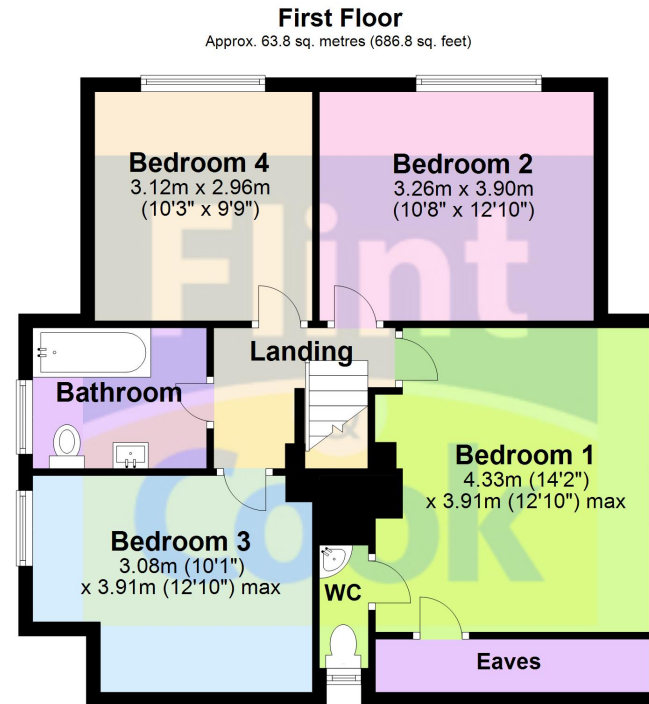
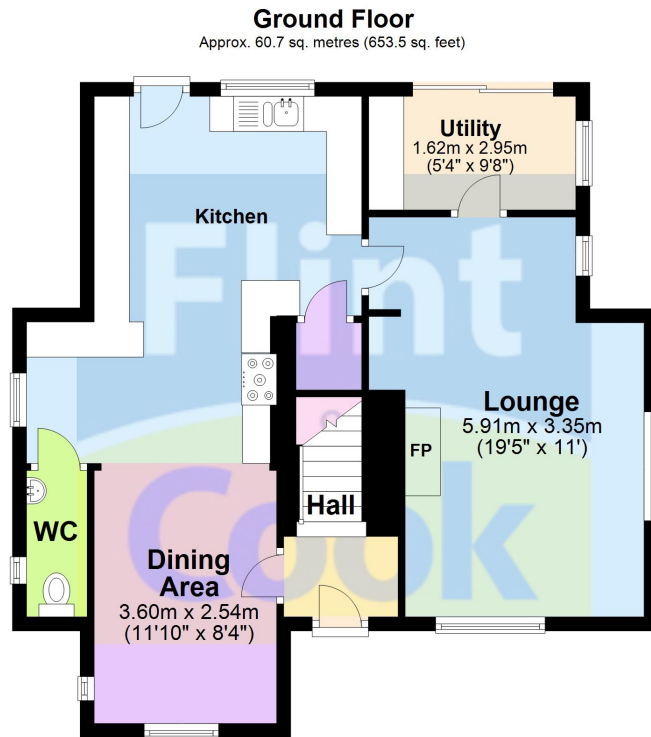
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

What3words - ocean.civic.resist



Total area: approx. 124.5 sq. metres (1340.3 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		