

FOR
SALE



156 Holme Lacy Road, Hereford HR2 6DB

£249,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 3 bedroom older-style extended semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, south-facing rear garden, generously sized living accommodation and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Spacious 3 bedroom older-style extended semi-detached house*
- *2 Receptions & kitchen/diner*
- *South-facing rear garden*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Glazed panelled double doors to the

Entrance Porch

Storage space, fusebox and uPVC door through to the

Reception Hall

Wood-block flooring, double radiator, stairs to the first floor with understairs cupboard, central heating thermostat and door to the

Lounge

Fitted carpet, arch display recess, double radiator, double glazed bay window to the front aspect and fireplace.

From the Hallway, a door opens into the

Sitting Room

Fitted carpet, arch display recess, radiator and open-plan access to the

Kitchen/Dining Room

Dining Area with fitted carpet, radiator, double glazed sliding patio door to the rear garden and further door to the side to the rear. Kitchen Area comprising single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces with tiled splashbacks, 2 double glazed windows to the side, easy to maintain flooring, space for appliances, built-in oven and hob with cookerhood over, access from the Reception Hall.

First floor landing

Fitted carpet, double glazed side window, access hatch to loft space, door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect and range of fitted wardrobes/store cupboards with hanging rail and shelving and central mirrored sliding doors.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 3

Fitted carpet, double radiator, double glazed window to the front aspect.

Shower Room

Suite comprising large double walk-in shower cubicle with twin showerhead and glazed screen, vanity wash hand-basin with splashback and mirror fronted medicine cabinet above, low flush WC, double glazed window, ladder style towel rail/radiator, laminate flooring and store/airing cupboard (also housing the gas central heating boiler).

Outside

To the front of the property there is a small garden interspersed with a variety of flowers and shrubs enclosed by walling and fencing with double gates opening onto a brick paved driveway providing off-road parking facilities with double gates continuing to the side providing access to the rear. To the immediate side and rear of the property there is a covered area providing the perfect drying/storage space with access then onto the good size rear garden which is mainly paved with an area laid to synthetic grass, bordered by flowers and shrubs and enclosed by high fencing to maintain privacy. There is also a useful timber garden shed and, with the garden facing south, it provides the perfect suntrap. To the front of the property there is a small garden enclosed by fencing with double gates opening onto a brick paved driveway providing off-road parking facilities.

Services

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

Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - rates are payable.

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

Proceed south out of Hereford City on the A49 Ross Road. Turn left at The Broadleys public house onto Holme Lacy Road and after approximately half a mile turn right into Winston Road and immediately left into the slip-road and number 156 is on the right hand side. What3words - pushes.frown.requires



GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 933 SQ.FT. (86.7 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			