

FOR  
SALE



8 Dymock Red Walk, Holmer, Hereford HR1 1GN

£293,000 - To be Advised

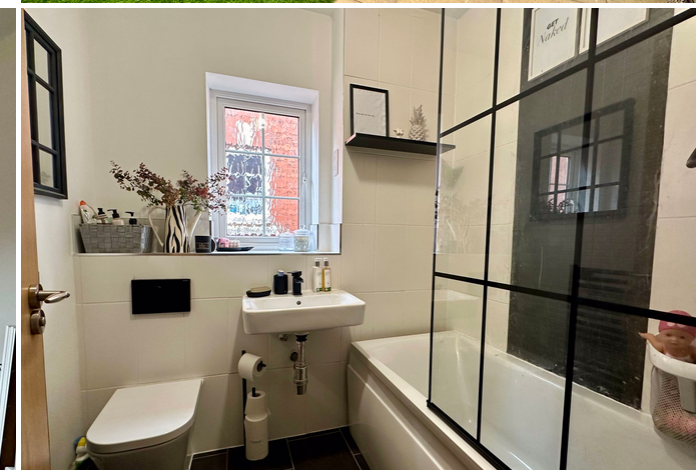
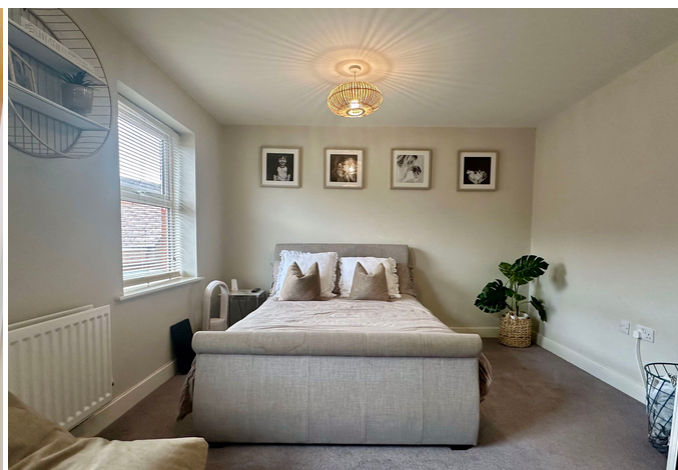
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Three storey town house in popular residential location with 3/4 bedrooms, en-suite, gas central heating, double glazing, open-plan kitchen/breakfast/family room, garden and garage. Must be viewed!!

## POINTS OF INTEREST

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



## ROOM DESCRIPTIONS

### **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**

### **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**

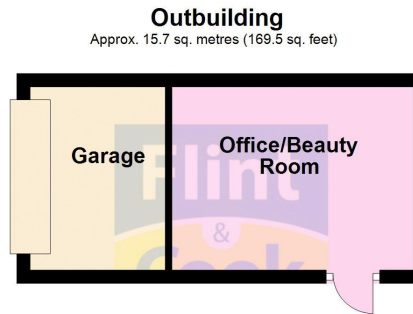
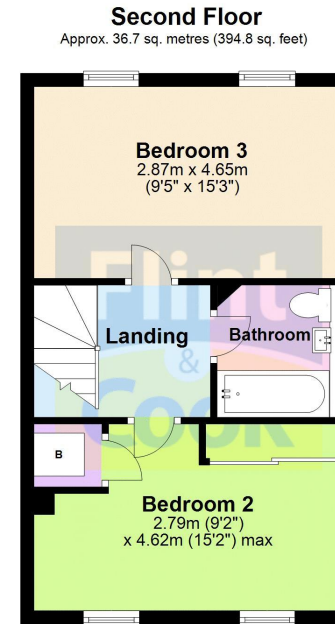
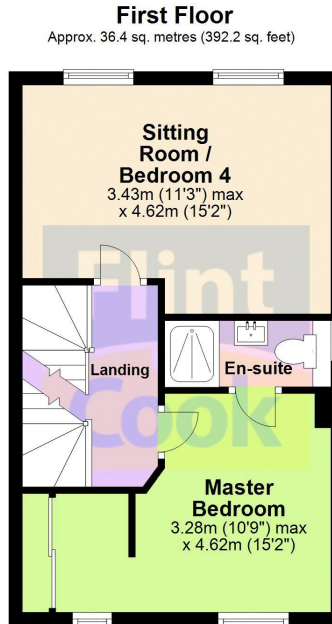
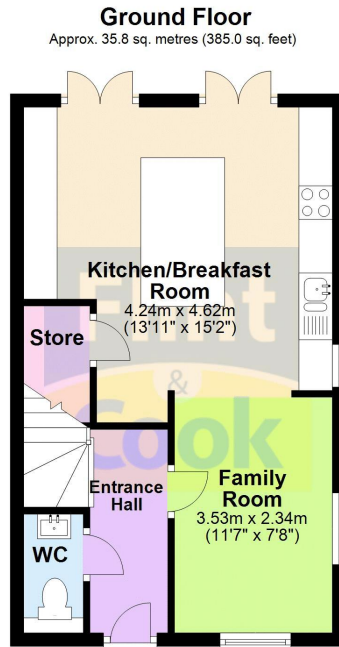
Fitted carpet, radiator, double wardrobe with sliding doors, 2 windows to the front aspect and storage cupboard housing the gas central heating boiler.

### **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.



Total area: approx. 124.6 sq. metres (1341.6 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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		