

FOR
SALE



21 Wiggle Cottage, The Crescent, Holmer, Hereford HR4 9QX

£385,000 - Freehold

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

PROPERTY SUMMARY

Situated within this popular residential location to the north of Hereford City, a spacious three bedroom detached house offering ideal family accommodation and being sold with the added benefit of no onward chain. The property offers fantastic entertaining space to the ground floor with a fantastic kitchen/dining room with bi-folding doors opening out to the rear open garden room, a great sized living room, conservatory, three double bedrooms to the first floor with one en-suite, family bathroom and downstairs W/C, also benefitting from gas central heating, double glazing, a good sized low maintenance garden and driveway parking. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Popular residential location*
- *No onward chain!*
- *3 bedrooms, 1 en-suite, downstairs W/C*
- *Ideal family home!*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Opening into the timber frame porch with upvc door leading into

Entrance hall

A spacious and welcoming entrance hall with laminate flooring, carpeted stairs leading up, radiator, double glazed window to the front, ample space for coat and shoe storage, recess spotlights and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin, chrome heated towel rail, laminate flooring, part tiled surround, ceiling light point, double glazed window and fuse box.

Living room

With fitted carpet, radiator, central heating thermostat, two ceiling light points, 4 wall lights, double glazed french doors leading out to the rear garden and door leading into the

Conservatory

With laminate flooring, ceiling light and fan, electric points, double glazed windows and double glazed bi-folding doors to the rear garden.

Kitchen/dining room

A fitted kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, integrated appliances to include dishwasher and under counter fridge, range style cooker with 5 ring gas hob, hot plate and electric ovens with extractor above. Laminate flooring, recess spotlights, radiator, double glazed window to the front aspect with ample space for dining/entertaining with two ceiling light points, bi-folding doors out to the terrace, door to the useful under stair storage cupboard and door leading into

Utility room

With fitted wall and base units, stainless sink and drainer with tiled splash back, space for washing machine and space for freestanding fridge/freezer (both included), wall mounted gas central heating boiler, radiator, ceiling light point, laminate flooring, useful storage cupboard and door out to the rear garden/ open garden room.

First floor landing

A spacious landing with large double glazed window, radiator, loft hatch, recess spotlights and doors into

Bedroom 1 with en-suite

With fitted carpet, ceiling light point, recess spotlights, double glazed window to the front aspect, radiator, tv point, built in wardrobe with sliding doors and light point, door into

En-suite shower room

With double width shower cubicle, mains fitment shower head over, pedestal wash hand basin, tiled surround and floor, low flush w/c, radiator, double glazed window and chrome heated towel rail.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect with fitted shutter blinds, useful storage cupboard, ceiling light point and recess spotlights.

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising bath with mains fitment shower head over, low flush w/c, 'his and hers' twin wash hand basins with storage below and illuminating mirrors over, radiator, double glazed window.

Outside

The property is approached via a wooden gate leading to the front access door, there is a paved path leading in with an area of lawn to either side, a stoned pathway leads to one side access gate while a concrete path leads to a second access gate.

To the rear the garden is set for low maintenance with areas of paved patio, decking, an area laid to stone and a small area of lawn. Bi-folding doors open out from the kitchen/dining space into the open garden room where there is light and power creating a fantastic entertaining space. There is a useful wooden storage shed, outside tap and access gate out to the driveway parking. The rear garden is enclosed by hedging and fencing.

Directions

Proceed north out of Hereford city centre along Holmer Road heading towards the A49, at the starting gate roundabout take the first exit left onto Roman Road, continue along this road with the Crescent then situated on your right hand side, Wiggle Cottage is the last property on 'The Crescent' as indicated by the Flint & Cook for sale board.

General Information

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

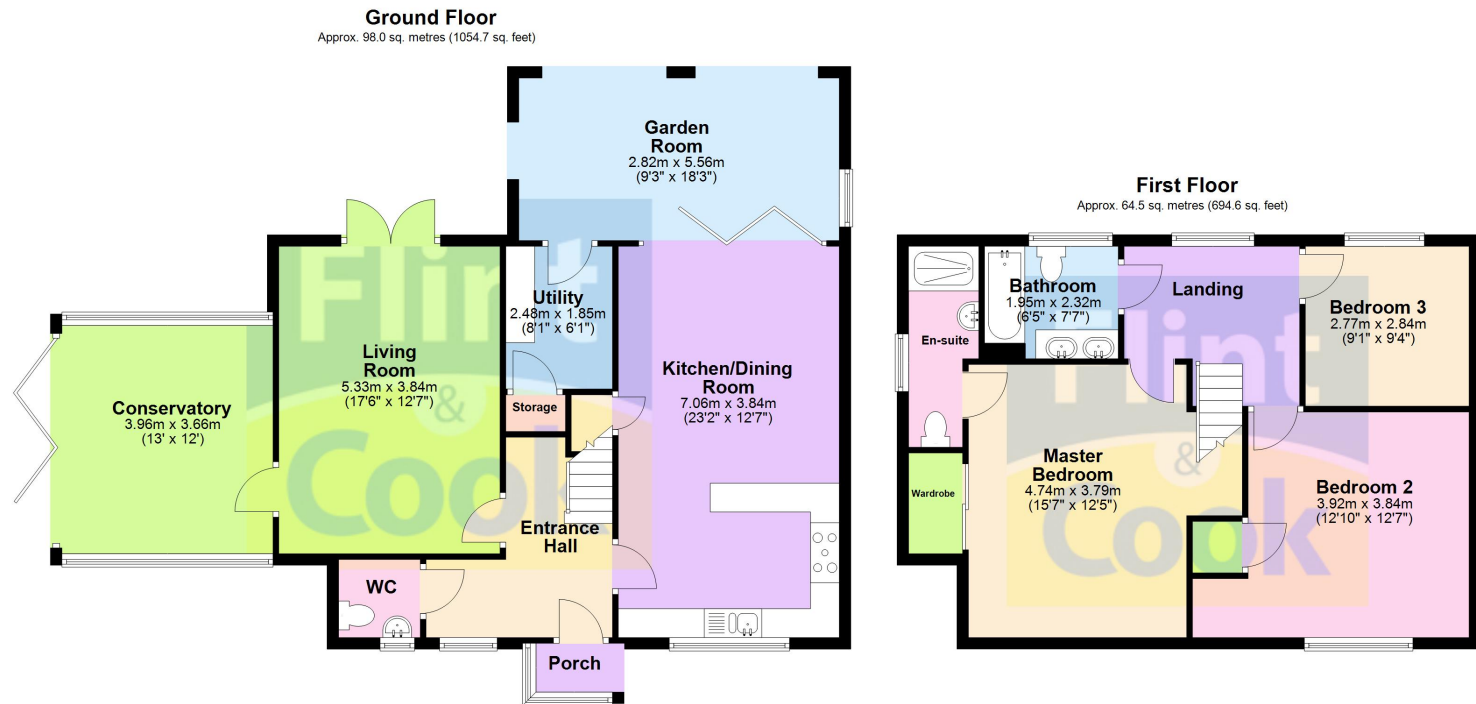
Council Tax Band 'E'

Water and drainage are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Total area: approx. 162.5 sq. metres (1749.3 sq. feet)

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