

FOR  
SALE



101 Holme Lacy Road, Hereford HR2 6DF

£295,000 - Freehold

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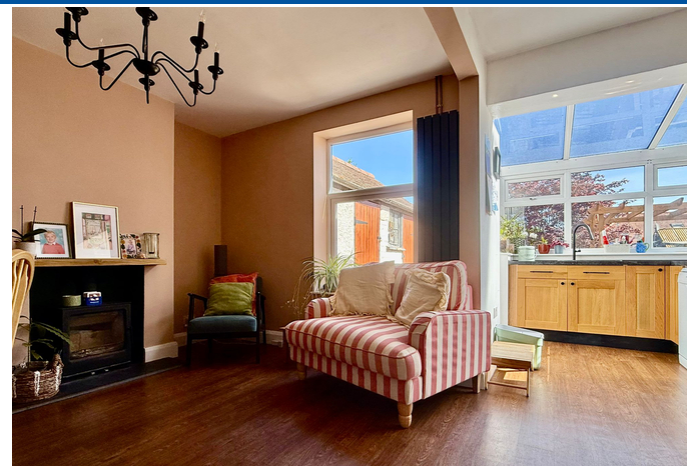
## PROPERTY SUMMARY

Situated south of Hereford City, a fantastic extended three bedroom semi detached house offering ideal first time buyer/family accommodation, situated close to schools, King George's playing fields and local amenities including Tesco Express, Post Office etc.

The property, which is well presented throughout, benefits from gas central heating, double glazing, a fantastic kitchen/dining/family room, character features throughout, a good sized rear garden and parking for at least two cars.

## POINTS OF INTEREST

- *Extended three bedroom semi detached house*
- *Well presented throughout*
- *Situated south of Hereford City*
- *Ideal first buyer accommodation*
- *Close to local amenities*
- *Ample driveway parking & good sized garden*



## ROOM DESCRIPTIONS

### Ground floor

With double glazed entrance door into

### Entrance porch

With tiled floor, ample space for shoe storage, windows to the front aspect and part glazed front door leading into the

### Entrance hallway

With laminate flooring, carpeted stairs leading up with useful under stair storage space, radiator, wall mounted gas central heating boiler, ceiling light point, ample space for further coat and shoe storage, central heating thermostat and doors to

### Living room

With laminate flooring, ceiling light point, picture rail, radiator, double glazed bay window to the front aspect and feature fireplace.

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, recess spotlights, double glazed window and laminate flooring.

### Kitchen/dining/family room

Modern kitchen fitted with base units and three wall units, ample work surface space over, sink and drainer unit, space for a freestanding fridge/freezer, under counter space for washing machine and dishwasher, freestanding electric cooker, ceiling light point, wall mounted fuse box, double glazed windows and doors out to the rear garden, LVT flooring and opening into the fantastic dining/family space with feature wood burning stove, wooden mantle over and tiled hearth, upright radiator, double glazed window and ceiling light point.

### First floor landing

With laminate flooring, ceiling light point, picture rail, double glazed window to the side aspect, loft hatch and doors to

### Bedroom one

With laminate flooring, picture rail, radiator, ceiling light point, feature fireplace, two double built in wardrobes and double glazed bay window to the front aspect.

### Bedroom two

With laminate flooring, ceiling light point, coving and picture rail, double glazed window to the rear aspect, radiator and built in storage with fitted shelving.

### Bedroom three

With laminate flooring, radiator, ceiling light point, picture rail and double glazed window to the rear aspect.

### Bathroom

Three piece white suite comprising panelled bath with electric shower over and tiled surround, wash hand basin with storage below and fitted storage over, low flush w/c, heated towel rail, tiled floor, ceiling light point and double glazed window.

### Outside

To the rear there are two brick built outhouses/sheds with light and power providing a fantastic storage space. There is a large side access with gate leading to the front with a large driveway providing ample off-road parking for at least two cars. To the rear there is a paved patio area with pathway leading to a raised decked area with pergola, perfect for entertaining. There is a large area of lawn with an array of ornamental plants and shrubbery with veg beds, fruit trees and a greenhouse. The rear garden is enclosed by fencing.

### Directions

Proceed south out of Hereford over Greyfriars Bridge taking the left turning for Ross on Wye, at the second set of traffic lights turn left onto Holme Lacy Road, proceed over the mini roundabout the past the Co-op and the property is situated on the left hand side before the turning for Hinton Road.

### Services

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

### Outgoings-

Council tax band C - £2158.98 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

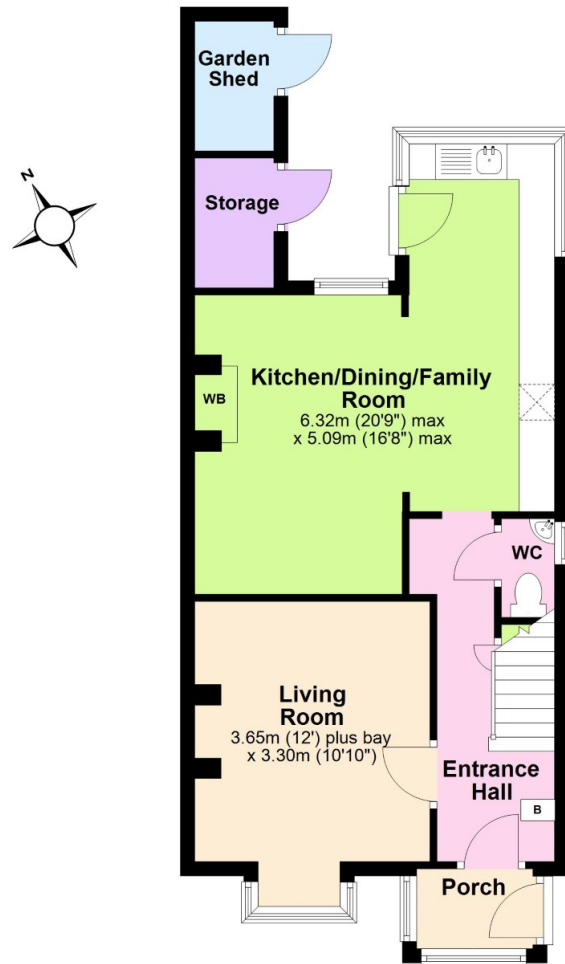
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

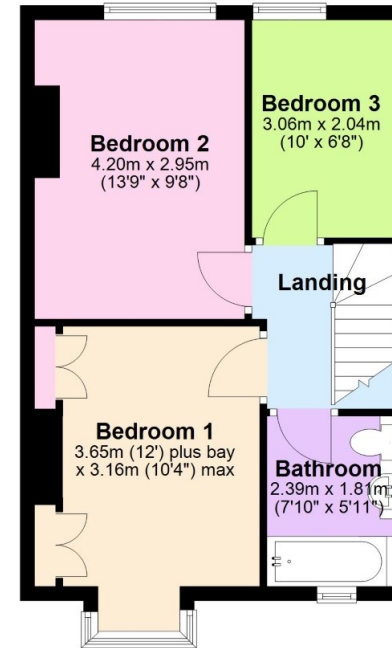
## Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

101 Holme Lacy Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(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		