

FOR  
SALE



87 Red Norman Rise, Holmer, Hereford HR1 1GP

£299,500 - Freehold

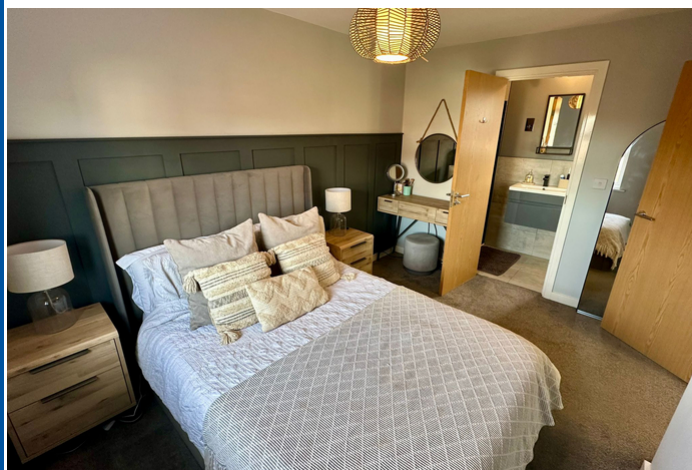
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated on the northern outskirts of the city, an impressive three bedroom house offering ideal first time buyer/small family accommodation. The property which is in excellent decorative order throughout has the added benefit of gas central heating, double glazing, a detached home office/gym in the south facing rear garden, a detached garage and ample parking and to fully appreciate this property we fully recommend an internal inspection.

## POINTS OF INTEREST

- *Northern outskirts of the City*
- *Impressive 3 bedroom house*
- *Lounge, kitchen/diner & downstairs WC*
- *South facing rear garden with detached office/gym*
- *Single garage & ample off road parking*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Reception Hall

With mat well, laminate flooring, turning carpeted stair to the first floor, central heating thermostat and door to the

### Ground Floor Cloakroom

With low flush WC, laminate flooring, wash hand basin with tiled splash back and concealed wall mounted boiler.

### Lounge

With laminate flooring, two radiators double glazed window to the front aspect and double glazed double French doors to the rear patio and garden.

### Kitchen/Diner

integrated washing machine and dishwasher, laminate flooring  
Dining Area

with laminate flooring, radiator, useful under stairs store cupboard, feature light fitting and double glazed double French doors to the rear patio and garden.

### First Floor Landing

With fitted carpet, access hatch to the loft space and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with roller blind, partially panelled walling and door to the

### Ensuite Shower Room

With upgraded suite comprising shower cubicle with with glazed folding screen with rainfall style shower head over, vanity wash hand basin with storage below and shaver socket over, low flush WC, partially tiled wall surround, double glazed window, extractor fan and ladder style radiator/towel rail.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect.

### Bedroom 3

With fitted carpet, radiator and double glazed window to the rear.

### Bathroom

With suite comprising a panelled bath with partially tiled wall surround, low flush WC, pedestal wash hand basin, ladder style towel rail/radiator, extractor and a double glazed window.

### Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space and with the rear garden facing south it makes an ideal sun trap. Steps lead up to the main garden which is laid lawn with raised flower border and all enclosed by fencing and walling to maintain privacy.

There is a further raised patio behind the garage with access to useful timber garden shed and access to the detached

Timber Home Office/gym with uPVC double glazed doors and windows, power and light points and offering the perfect work from home or gym space.

To the front of the property there is a lawned garden enclosed by walling with paved pathway leading to the front entrance door.

To the side of the property there is a double width driveway providing off road parking for at least four cars and this also provides access to the

Detached Garage

With up and over door, power and light points, ample storage space and personal door to the side.

### Directions

Proceed north out of Hereford city on the A49 turning right at the Starting gate roundabout onto Roman Road. At the traffic lights turn left onto Green Wilding Road and then first right into Pearmain Drive and this continues into Rednorman Rise.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band - payable for 2024/2025

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

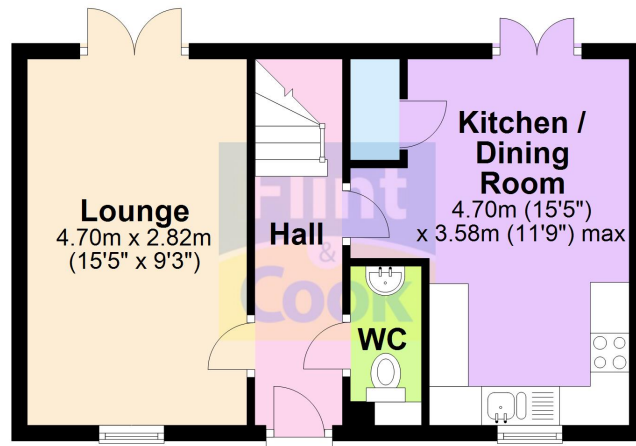
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

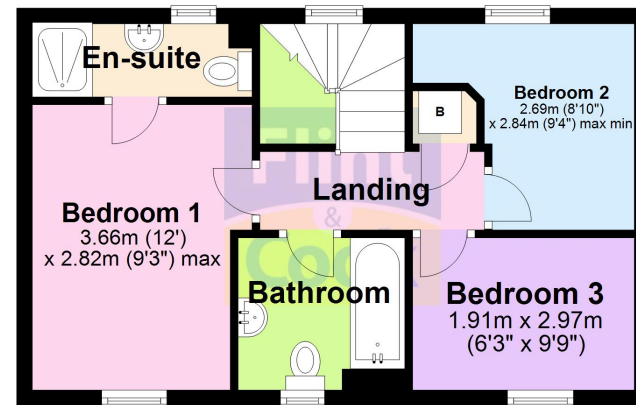
### Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



### First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 69.2 sq. metres (745.4 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>		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold; margin-right: 5px;">91</span> </div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #2e8b57; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold; margin-right: 5px;">79</span> </div>		
<b>England, Scotland &amp; Wales</b>		