

FOR
SALE



8 Red Norman Rise, Holmer, Hereford HR1 1GQ

£239,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular residential location, a deceptively spacious two bedroomed (originally 3) house offering ideal first time buyer/retirement accommodation. the property has the added benefit of gas central heating, double glazing, an ensuite shower room, downstairs WC, 2 parking spaces and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of Hereford City*
- *Spacious 2 bedroom (originally 3) house*
- *Large lounge & kitchen/diner*
- *En suite shower room*
- *Ideal for first time buyer/retirement*
- *Must be viewed*



ROOM DESCRIPTIONS

Reception Hall

With fitted carpet and a radiator.

Cloakroom

Fitted with a low flush WC, wash hand basin with tiled splashback and mirror over, vinyl flooring, radiator, display shelf and extractor fan.

Lounge

With fitted carpet, a double glazed window to the front with roller blind, two radiators, turning carpeted staircase to the first floor and an under stairs store cupboard.

Kitchen/Dining Room

With 1 1/2 bowl sink unit with a mixer tap over, a range of wall and base cupboards, worksurfaces with splashbacks, vinyl flooring, space for a dining table, a radiator, wall mounted TV, a double glazed window and double glazed double doors to the rear patio and garden, built in single oven and 4 ring gas hob with splashback and cooker hood over, a free standing Bosch washing machine and space for an upright fridge/freezer.

First Floor Landing

With fitted carpet, access hatch to the loft space and a built in airing cupboard.

Bedroom 1

With fitted carpet, radiator, two double glazed windows to the front aspect with roller blinds, built in double wardrobes with mirrored sliding doors.

Ensuite Shower Room

With shower cubicle with glazed folding screen, wash hand basin with wall mirror and shaver socket over, low flush WC, extractor fan and laminate flooring.

Bedroom 2

With fitted carpet, 2 radiators, 2 double glazed windows to the rear aspect with roller blinds and a range of built in wardrobes with mirrored sliding doors.

Bathroom

With suite comprising a bath with shower unit over and a glazed screen, a wash hand basin with display shelf, shaver socket and wall mirror over, low flush WC and vinyl flooring.

Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which has been landscaped for easy maintenance all enclosed by high fencing for privacy and with a rear access gate leading to the 2 allocated parking spaces which are a short distance away.

Services

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

Outgoings

Council tax band 'C' - £2071 payable 2024/2025
Water and drainage - rates are payable.

Viewings

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

Directions

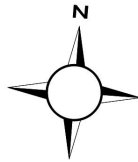
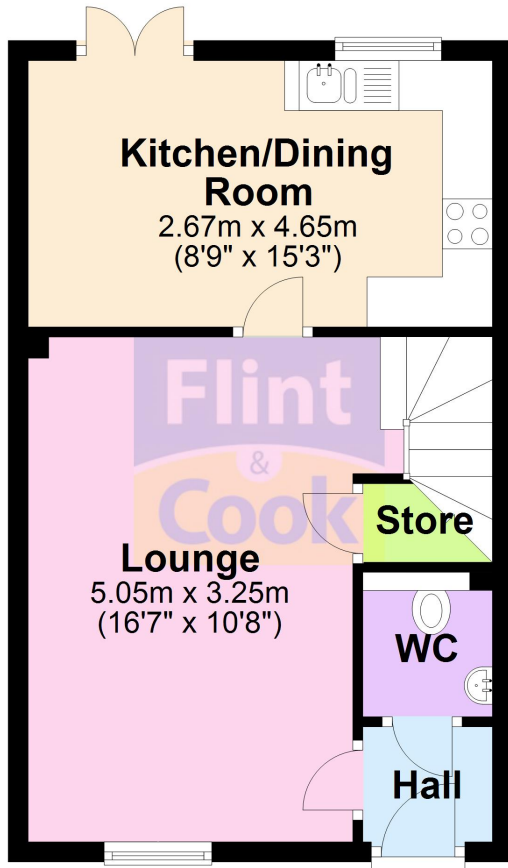
Proceed north out of Hereford city on the A49 Leominster Road and turn right at the Starting Gate roundabout onto Roman Road, turn left onto Green Wilding Road and this continues onto Red Norman Rise.

Money Laundering Regulations

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

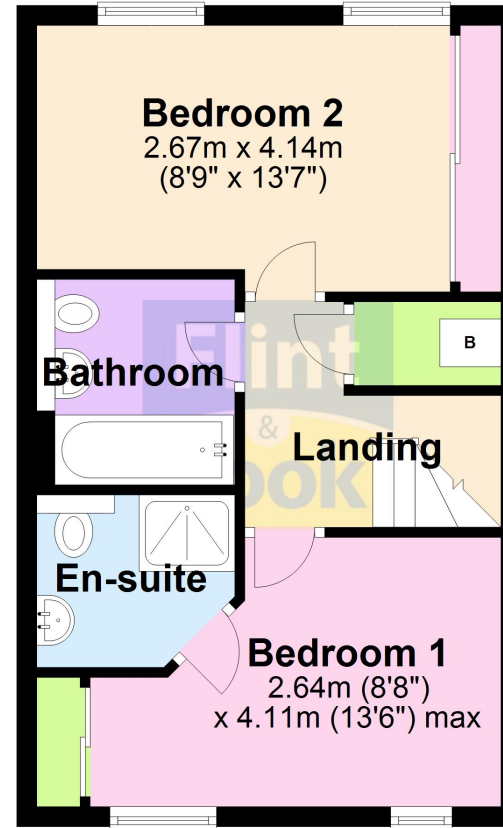
Ground Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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			
		77	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	