

FOR
SALE

**Flint
&
Cook**
FOR SALE
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15 Red Norman Rise, Holmer, Hereford HR1 1GP

£263,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom semi-detached house providing ideal first time buyer/small family accommodation and offered For Sale with no onward chain. The property also benefits from a separate single garage with driveway parking, gas central heating and double glazing.

POINTS OF INTEREST

- *Semi-detached house*
- *3 Bedrooms (1 en-suite)*
- *Ideal first time buyer/small family accommodation*
- *Garage & driveway parking*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC entrance door leading into the

Entrance Hall

With mat-well, radiator and doors to the

Downstairs WC

Low flush WC, wash hand-basin with tiled splashback, radiator, vinyl flooring, extractor and fuseboard.

Living Room

Fitted carpet, 2 radiators, 2 double glazed windows to the side and front aspects, useful built-in storage cupboard, carpeted stairs leading to the first floor, smoke alarm and door leading into the

Kitchen/Dining Room

Kitchen fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, 4-ring gas hob and electric oven with extractor over, under-counter space for washing machine and space for a free-standing fridge/freezer, vinyl flooring, double glazed window to the rear aspect, extractor, smoke alarm, radiator, double glazed French doors leading into the rear garden.

First floor landing

Fitted carpet, smoke alarm, loft hatch, airing cupboard housing the gas central heating boiler.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect.

Bathroom

Suite comprising panelled bath with mains fitment showerhead attachment and tiled surround, low flush WC, wash hand-basin, heated towel rail, extractor, double glazed window to the side aspect and vinyl flooring.

Master Bedroom

Fitted carpet, radiator, 2 double glazed windows to the front aspect and door into the EN-SUITE SHOWER ROOM with vinyl flooring, double width shower cubicle with mains fitment showerhead over and tiled surround, low flush WC, wash hand-basin, double glazed window to the side aspect, heated towel rail and vinyl flooring.

Outside

To the front of the property there is a variety of plants and shrubs and to the rear there is a paved patio area with paved pathway leading to the rear access gate. The remainder of the garden is laid to lawn for ease of maintenance and is enclosed by fencing and brick walling. The rear access gate provides access to the separate GARAGE with up-and-over door and driveway parking.

Services

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

Outgoings

Council tax band C - payable 2024/25 £2018.39

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

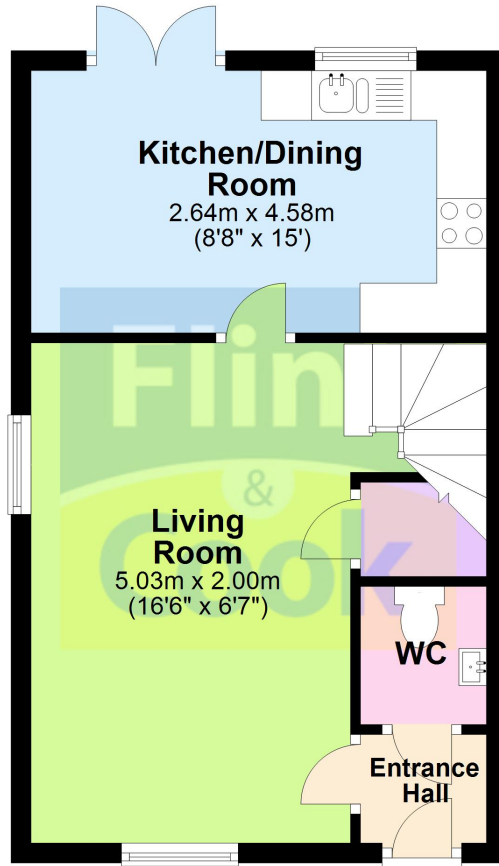
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford City centre proceed along Edgar Street heading to the mini-roundabout taking the 1st exit over the bridge towards Holmer Road. Continue along Holmer Road to The Starting Gate roundabout taking the 3rd exit onto Roman Road. Continue along Roman Road, taking the left hand turn after the traffic lights onto The Furlongs and follow the road taking the left turn onto Red Norman Rise. Continue around the round and the property is located on the left-hand side, as indicated by the Agent's FOR SALE board. What3words - oven.ranged.major

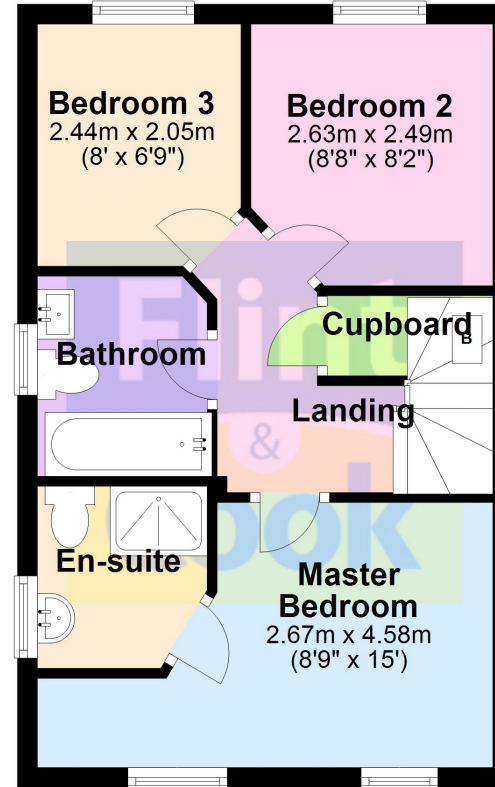
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 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+)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			