



DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3 miles; at the roundabout, take the first exit onto Edgar Street/A49, and continue for approx. 0.5 miles; at the roundabout, take the first exit onto Newtown Road/A49, and continue for approx. 0.2miles; at the roundabout, take the second exit onto Holmer Road/A49, and continue for approx. 0.6miles; at the roundabout, take the second exit onto the A49, and continue for for approx. 0.1miles; turn right onto Churchway Cottages, and continue for 0.1miles, then turn left onto Coldwells Road and after approx. 0.2miles



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

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	51	85
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

4 Bank Cottages, Coldwells Road
Holmer Hereford HR1 1LH

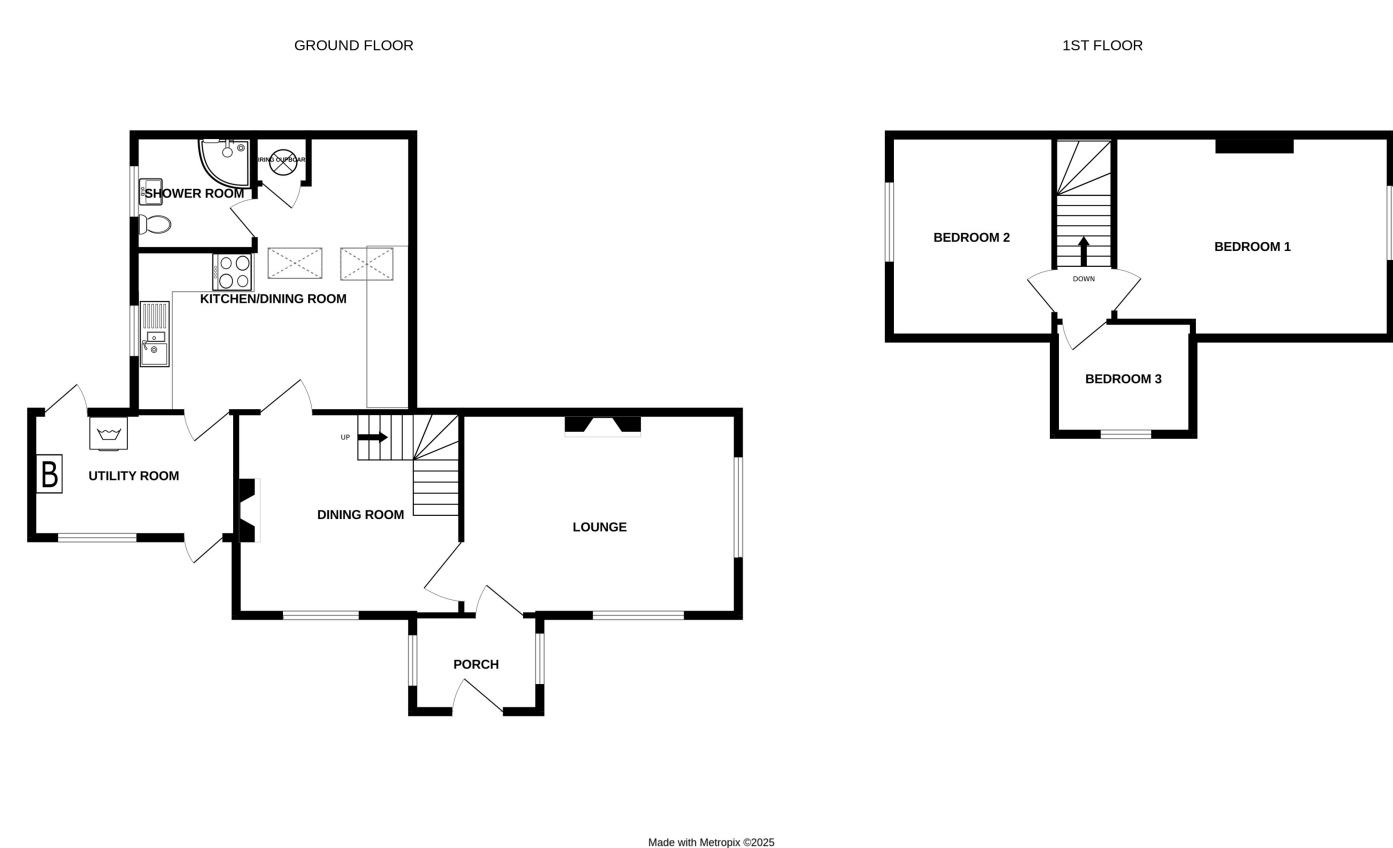
£300,000



• Three bedrooms • Semi-detached cottage • Garden space • Off-road parking • Downstairs shower room

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This three bedroom, semi-detached cottage benefits from, an entrance porch, a lounge, dining space, a kitchen/diner, a shower room, a utility, three bedrooms, lots of garden space, and parking space for two+ vehicles. Holmer is a parish located on the northern edge of the city and in close proximity is Holmer Church, excellent primary school, Holmer Health Club & Spa, local shopping facilities with access to the city approximately 2 miles south with plenty of shops, stores and other facilities all within walking distance. Access to the beautiful Herefordshire countryside is also only a short walk.

GROUND FLOOR

ENTRANCE HALL

2m x 1.5m (6' 7" x 4' 11")
The entrance hall comprises of: a double glazed door to the front elevation, with integral obscured glass; quarry tiled flooring; a ceiling light point, and double glazed windows to the side elevations, with obscured glass

LOUNGE

4m x 3.55m (13' 1" x 11' 8")
The lounge comprises of: entry via a step up from the entrance porch; an electric coal-effect fire in front of a chimney breast; carpet flooring; a ceiling light point; a central heating radiator; a television point; power points; double glazed windows to the front and side elevations; fitted storage to one

side on the chimney breast, and a latch door giving access to the dining space.

DINING SPACE

3m x 3.45m (9' 10" x 11' 4")
The dining space comprises of: a double glazed window to the front elevation; carpet flooring; a central heating radiator; a ceiling light point; a latch door giving access to the kitchen, and a staircase leading to the first floor.

KITCHEN/DINER

4.3m x 4.15m (14' 1" x 13' 7")
The kitchen/diner comprises of: tiled flooring; two ceiling light points; two velux skylight windows; a central heating radiator; a door giving access to a shower room; a double glazed window to the side elevation; space and plumbing for a dishwasher; space for an electric oven; a stainless steel sink and drainer with one bowl and chrome mixer tap over; roll top work surfaces over fitted base units; fitted wall units; splash tiling; and an airing cupboard that houses the hot water tank.

SHOWER ROOM

The shower room comprises of: laminate flooring; a ceiling light point; two double glazed windows to the side elevation with obscured glass; a central heating radiator; a low level WC; a vanity wash hand basin, with a chrome mixer tap over; panelled walls; and a corner shower cubicle, with a swivel glass screen, and electric shower unit.

UTILITY

3m x 2.3m (9' 10" x 7' 7")
The utility is part of an extended space, and comprises of: stone built structure; tiled flooring; a wall light point; space and plumbing for a washing machine; a recently fitted wall-mounted Vaillant boiler; a double glazed window to the front elevation; a timber door to the rear elevation; a double glazed door to the front elevation, and loft access to the small pitched roof above the extension.

FIRST FLOOR

BEDROOM ONE

2.9m x 4m (9' 6" x 13' 1")
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the side elevation, with far reaching countryside views, and power points.

BEDROOM TWO

3.3m x 2.2m (10' 10" x 7' 3")
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator, and a double glazed window to the side elevation, with views over the adjacent fields.

BEDROOM THREE

2.15m x 2.4m (7' 1" x 7' 10")
Bedroom three comprises of: carpet flooring; a ceiling light point; power points; a central heating radiator, and a double glazed window to the front

elevation, overlooking the front garden space and countryside views.

OUTSIDE

GARDEN SPACE

The garden space for this property is entirely to the front, and this comprises of: steps leading to a gated entrance leading to patio space; a very large patio seating area, that also acts as a pathway giving access to the property; further steps leading to the entrance porch; the pathway also leads to the side of property in which there is a bank - the bank is laid to lawn with fencing; on the other side of the path, there are two further lawn spaces; planted shrubbery and flowers surrounding the boundary; trees, and a timber constructed shed for storage, to the rear of the garden. There is also a brick paved area allowing parking to two+ vehicles.



1ST FLOOR

At a glance...

- ☒ Entrance Hall: 2m x 1.5m (6' 7" x 4' 11")
- Lounge: 4m x 3.55m (13' 1" x 11' 8")
- Dining Space: 3m x 3.45m (9' 10" x 11' 4")
- Kitchen/Diner: 4.3m x 4.15m (14' 1" x 13' 7")
- Utility: 3m x 2.3m (9' 10" x 7' 7")
- Bedroom One: 2.9m x 4m (9' 6" x 13' 1")
- Bedroom Two: 3.3m x 2.2m (10' 10" x 7' 3")
- Bedroom Three: 2.15m x 2.4m (7' 1" x 7' 10")

And there's more...

- ☒ Character property
- ☒ Close to local amenities
- ☒ Popular residential area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.