

FOR
SALE



Mabely House, Red Norman Rise, Holmer, Hereford HR1 1GP

£369,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the northern outskirts of the city, a modern 4 bedroom detached house offering ideal family accommodation. The property, which is available with no onward chain, has the added benefit of gas central heating, double glazing, an ensuite shower room, private rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- Northern outskirts of the city
- Modern 4 bedroom detached house
- 2 reception rooms, breakfast-kitchen & utility
- Garage & driveway
- Ideal family home
- Must be viewed



ROOM DESCRIPTIONS

Reception Hall

With mat well, fitted carpet, radiator with decorative cover, telephone point, carpeted staircase to the first floor, central heating thermostat, useful coat/store cupboard and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, vinyl flooring, radiator, extractor fan.

Lounge

With fitted carpet, 2 radiators, double glazed window to the front aspect, TV aerial and telephone points, double glazed double French doors to the rear patio and garden.

Dining Room

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

Kitchen/Breakfast Room

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, radiator, space for a breakfast table, double glazed double French doors to the rear patio and garden, recessed spotlighting, a range of integrated appliances including fridge/freezer, double oven, gas hob, extractor hood and dishwasher, open plan access to the

Utility Room

With single drainer sink unit with mixer tap over, base cupboards, space and plumbing for a washing machine, hot water tank and partially double glazed door to the rear garden.

First Floor Landing

With fitted carpet, double glazed window to the rear, radiator, access hatch to the loft space and useful store cupboard.

Bedroom 1

With fitted carpet, decorative wall, radiator with decorative cover, double glazed window to the front aspect enjoying a pleasant outlook, built in double wardrobe with mirrored sliding doors, TV aerial and telephone points and door to the

Ensuite Shower Room

With double shower cubicle with glazed sliding door, low flush WC

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

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

Outside

To the rear of the property there are 2 paved patio areas providing perfect al-fresco entertaining choices, leading onto the remainder of the garden which is laid to lawn and all well enclosed to maintain privacy with a corner ornamental fishpond and a useful side access gate.

To the side of the property a driveway provides ample off-road parking and leads up to the

Single Garage

With up and over door, power and light points.

Services

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

Outgoings

Council tax band E - £2,914 payable for 2025/2026
Water and drainage rates are payable.

Directions

Proceed north out of Hereford city on the A49 Leominster Road turning right at the Starting gate roundabout onto Roman Road after approximately 600 yards turn left into Green Wilding Road, first right into Pearmain Drive and this continues into red Norman Rise.

Viewings

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

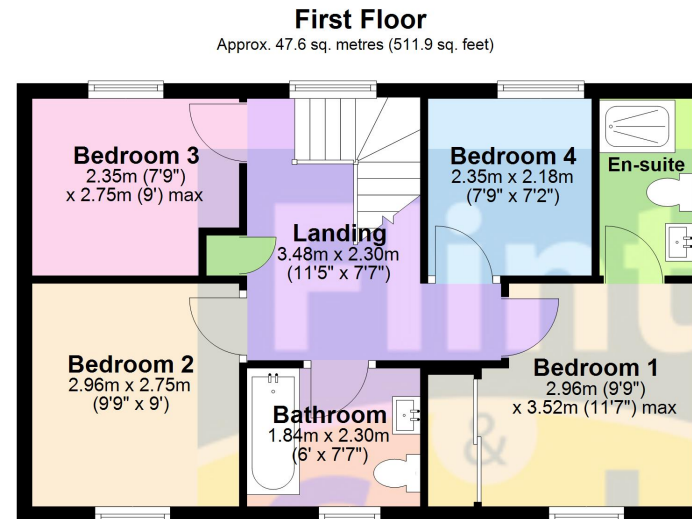
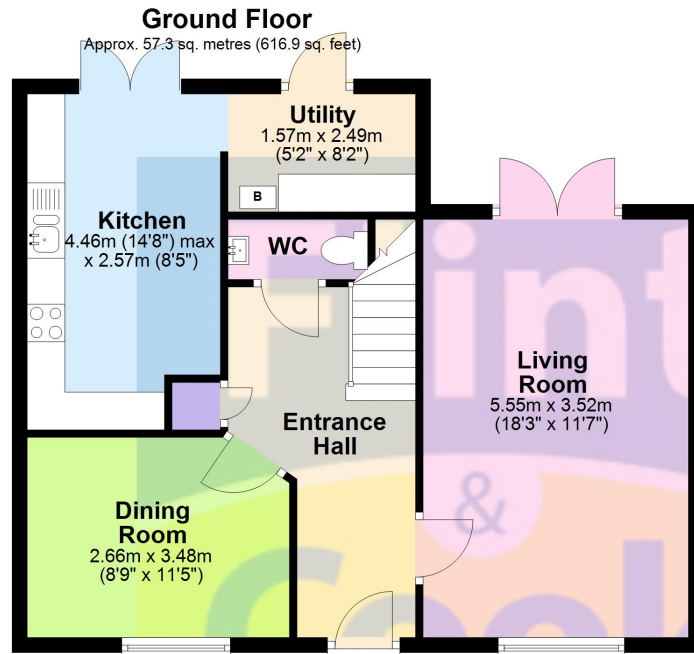
Opening Hours

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.



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	78	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	78	88
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC