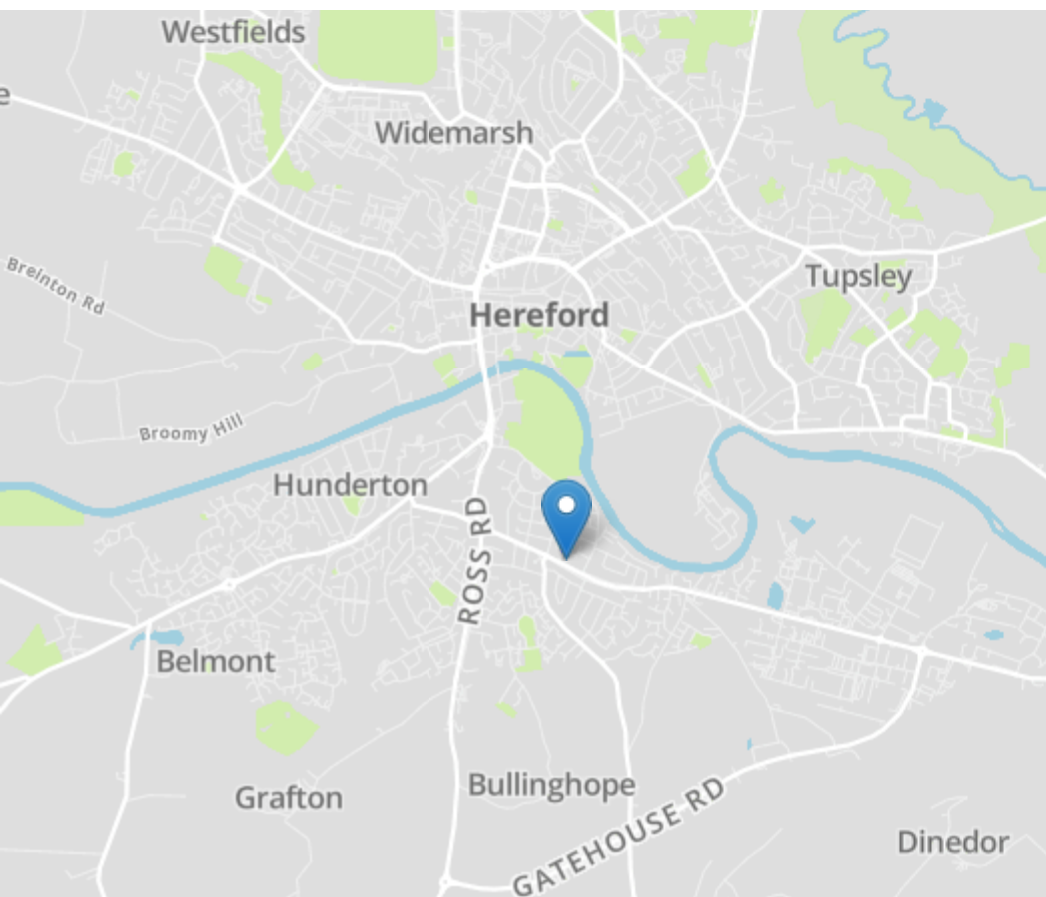




## DIRECTIONS

Proceed south on Victoria Street/A49 and continue for approx 0.4 miles; use the left 2 lanes to turn slightly left onto Ross Road/A49, and continue for approx. 0.4 miles; turn left onto Holme Lacy road, and after approx. 0.4 miles and going across the roundabout, the property will be located of the left hand side of the road. For those who use what3words: ///pots.spends.eaten.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'C'.

### 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](http://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+)	74	80
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		
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.

93 Holme Lacy Road  
Hereford HR2 6DF

£290,000



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Beautifully presented
- Well maintained three bedroom property • Off road parking and garage

Hereford 01432 343477

Ledbury 01531 631177

Stooke  
Hill and  
Walshe  
.co.uk





A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

#### OVERVIEW

This extended three bedroom semi-detached property is beautifully presented and benefits from a, dining room, open plan kitchen/snug, downstairs WC, lean to utility area, three bedrooms, a shower room, good sized rear garden, off-road parking, and garage. Amenities close by include a choice of public houses, supermarkets, chip shop, hairdressers, both primary and secondary schools and for those who require there's a regular bus service to the city centre.

#### GROUND FLOOR

##### ENTRANCE PORCH

The entrance porch comprises of: entry via a double glazed door to the front elevation; construction of part brick and part uPVC; double glazing to the front and side elevations; laminate flooring; a wall light point, and an internal double glazed door leading to the entrance hall.

##### ENTRANCE HALL

The entrance hall comprises of: entry from the entrance porch; lino flooring; a central heating radiator; a ceiling light point; decorative dado railing; a staircase with fitted carpet leading to the first floor landing; a large understairs storage cupboard, and access to the dining room and kitchen.

##### DINING ROOM

3.35m x 4.35m (11' 0" x 14' 3") - INTO BAY WINDOW  
The dining room comprises of: a double glazed bay window to the front elevation; oak effect laminate flooring; a ceiling light point; a central heating radiator, and a fireplace with space for a log burning stove.

##### OPEN PLAN KITCHEN/SNUG

7.8m x 5.15m (25' 7" x 16' 11") - MAXIMUM MEASUREMENT  
The open plan kitchen/snug comprises of: oak effect laminate flooring; two ceiling light points; two central heating radiators; internal glazed doors leading to utility; downlights and spotlights over the kitchen area; worktops over recently fitted base units, with soft close doors and drawers; fridge/freezer; bin store; belfast style sink with a mixer tap over; an AEG dishwasher; an oven within a chimney breast, with an electric cooker hood over; space for an appliance, e.g., a gas cooker; a kitchen island with an overhang, providing space for bar stools; ample power sockets; a television point; double glazed bifold door leading to the rear garden, and a door leading. to a downstairs WC.

##### DOWNSTAIRS WC

The downstairs WC comprises of: lino flooring; a ceiling light point; an extractor fan; a central heating towel radiator; a low level WC; a wash hand basin with mixer tap over, and the electrical consumer unit.

##### LEAN TO UTILITY AREA

6.252m x 3.55m (20' 6" x 11' 8") - MAXIMUM MEASUREMENT  
The utility area comprises of: an electrical thermostat-controlled radiator; lino flooring; space and plumbing for a washing machine; work surfaces; space for an additional appliance, e.g., a tumble dryer; a ceiling light point; a double glazed door to the rear elevation leading to the rear garden; a double glazed window to the rear elevation, and an internal fire door leading to the garage.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

The landing comprises of: access via the staircase from the first floor; a ceiling light point; a double glazed window to the side elevation; loft access, and access to the three bedrooms and shower room.

##### BEDROOM ONE

2.95m x 4.36m (9' 8" x 14' 4") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: carpet flooring; a ceiling light point; two wall light points; a central heating radiator; a double glazed window to the rear elevation; power points, and a television point.

##### BEDROOM TWO

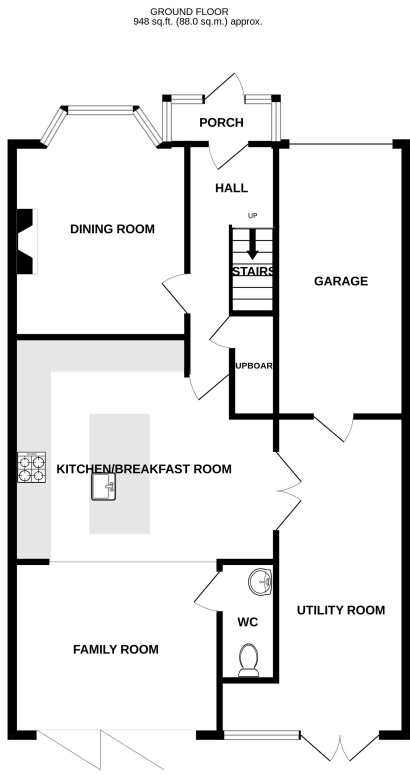
3.25m x 3.7m (10' 8" x 12' 2") - MAXIMUM MEASUREMENT  
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation; power points, and a wall light point.

##### BEDROOM THREE

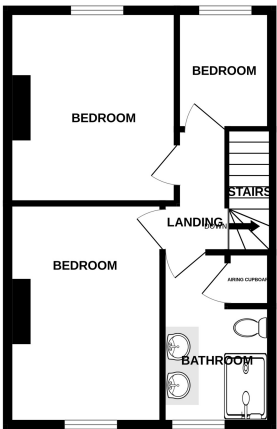
2.3m x 1.810m (7' 7" x 5' 11")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points, and a telephone point.

##### SHOWER ROOM

The shower room comprises of: lino flooring; spotlights; an extractor fan; a double glazed window to the rear elevation with obscure glass; a black towel radiator; twin wash hand basins with mixer taps over; a wall-mounted LED feature mirror; splash tiling; a large shower cubicle with multiple shower attachments; a low level WC; and, an airing cupboard with storage shelving, a shaver point, and a recently installed Worcester combi boiler.



TOTAL FLOOR AREA : 1371 sq.ft. (127.3 sq.m.) approx.  
Made with Netragon i2025



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

#### OUTSIDE

##### FRONT APPROACH

The front approach comprises of: access via a dropped curb over a pedestrian pathway and onto a tarmac driveway; a laid stone parking area, in total providing parking for four+ vehicles; access to a single garage via an up and over door, and access to the property via an entrance porch.

##### GARAGE

5.8m x 2.5m (19' 0" x 8' 2")  
The garage comprises of: concrete flooring; a flat roof; power and lighting, and an up and over door to the front elevation.

##### REAR GARDEN

The rear garden comprises of: a flat roof extension and lean-to off of the property; fencing surrounding the side boundaries; a brick wall to the rear boundary; shrubbery and trees; multiple lawn areas; a patio entertaining space; a pathway leading to the rear of the garden; a laid stone seating area, and raised bed for planting. There is lots of further potential for this rear garden.



#### At a glance...

- ☒ DINING ROOM: 3.35m x 4.35m (11' 0" x 14' 3") - INTO BAY WINDOW
- OPEN PLAN KITCHEN/SNUG: 7.8m x 5.15m (25' 7" x 16' 11") - MAXIMUM MEASUREMENT
- LEAN TO UTILITY AREA: 6.252m x 3.55m (20' 6" x 11' 8") - MAXIMUM MEASUREMENT
- BEDROOM ONE: 2.95m x 4.36m (9' 8" x 14' 4") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.25m x 3.7m (10' 8" x 12' 2") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 2.3m x 1.810m (7' 7" x 5' 11")
- GARAGE: 5.8m x 2.5m (19' 0" x 8' 2")

#### And there's more...

- ☒ Riverside walks nearby
- ☒ Off road parking
- ☒ Close to local amenities

#### 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.