

FOR  
SALE



158 Holme Lacy Road, Hereford HR2 6DB

£280,000 - Freehold

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## PROPERTY SUMMARY

Situated south of Hereford City, a well presented extended three bedroom semi detached home offering ideal first time buyer/ family accommodation. The property has the added benefit of spacious and flexible ground floor space, driveway parking, a good sized rear garden, gas central heating, double glazing and we highly recommend an internal viewing.

## POINTS OF INTEREST

- *Semi detached house*
- *Three bedrooms, three receptions*
- *Driveway parking & a good sized garden*
- *Ideal FTB/ family accommodation*
- *South of Hereford City*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With recessed entrance porch, storage cupboard and upvc entrance door into

### Entrance hall

With tiled floor, carpeted stairs leading up, radiator, ceiling light point and doors to

### Living room

With laminate flooring, double glazed bay window to the front aspect, radiator, ceiling light point, coving and electric fireplace with feature surround.

### Kitchen

Fitted with matching wall and base units, ample work surface space, 4 ring induction hob, electric oven below and extractor above, ceramic sink and drainer unit, space for freestanding fridge/freezer, two double glazed windows to the rear aspect, ceiling light point, single wall light, radiator, useful pantry cupboard and doors to

### Dining/sitting room

With laminate flooring, two radiators, two ceiling light points, coving, chimney breast with alcoves to the dining area and double glazed french doors and windows opening out onto the rear patio.

### Inner passage

With upvc door to the front aspect, useful understair storage cupboard, tiled floor, coat storage, wooden door into the kitchen and door into the

### Reception room

Currently utilised as a workshop/home office, with double glazed window to the front aspect, spotlight, fitted work surface space and cupboard housing the central heating boiler.

### Utility

With tiled floor, double glazed window to the side, wall mounted storage cabinet, ample space and plumbing for washing machine, dishwasher and tumble dryer, wash hand basin with storage below and folding door into

### Toilet

With low flush w/c, ceiling light point, radiator, tiled floor, window and door out to the rear.

### First floor landing

With fitted carpet, double glazed window, ceiling light point, loft hatch and doors to

### Bedroom 1

With fitted carpet, ceiling light point, double glazed window to the front aspect, radiator and fitted wardrobes with mirrored sliding doors.

### Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect overlooking the garden.

### Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bathroom

Three piece white suite comprising corner bath with mains fitment shower head over and tiled surround, wash hand basin with storage under, low flush w/c, airing cupboard housing the hot water cylinder and fitted wooden shelving, heated towel rail, part tiled surround, double glazed window and vinyl flooring.

### Outside

To the front a stoned driveway providing off road parking for two vehicles with a brick paved path leading to the front door and passageway door, there is a raised bed with an array of ornamental shrubbery and further stoned area for ease and low maintenance. To the rear a fantastic south facing garden making it an ideal sun trap with brick paviour patio area perfect for entertaining, outside tap and Belfast sink. A concrete pathway provides access to a greenhouse, large storage shed and brick built shed, the remainder of the garden is laid to lawn enclosed by fencing and a concrete wall. Useful outside power points.

### Directions

Proceed south out of Hereford over Greyfriars Bridge continuing left towards Ross Road, on Ross Road turn left at the traffic lights (St Martins Church) into Holme Lacy Road, over the mini roundabout and take the next turning right into Winston Road then immediately left continue to the end of the road where the property is situated on the right hand side.

### Outgoings

Council Tax Band C. Amount payable £2071.00

Water and drainage are payable.

### Services

All mains services are connected. Gas-fired central heating.

### Money Laundering Regulations

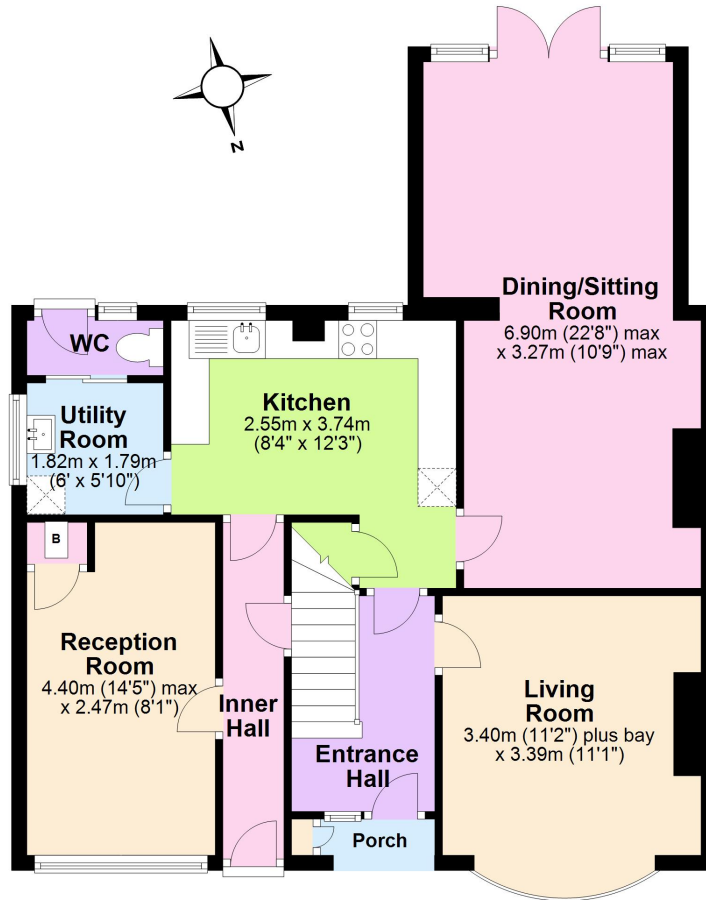
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

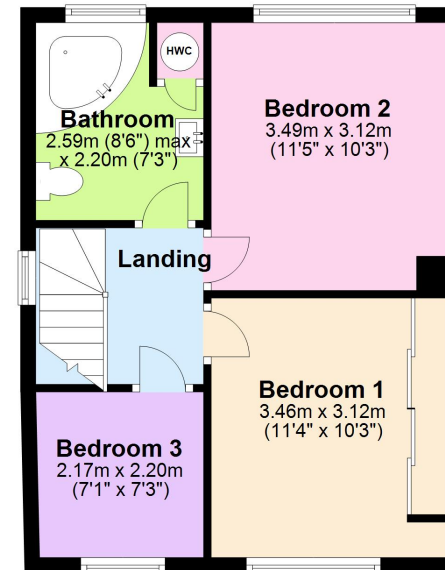
## Ground Floor

Approx. 72.4 sq. metres (778.9 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			83
(55-68)	D		65	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	