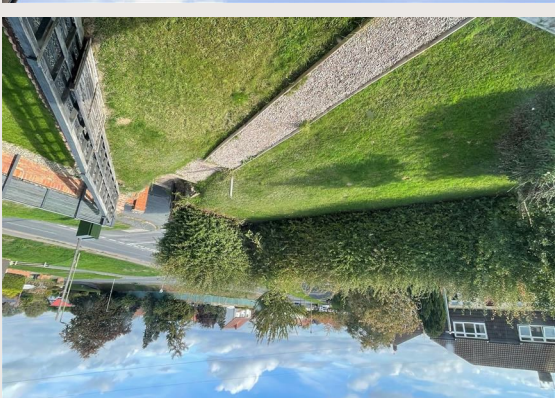




110, Holme Lacy Road, Hereford, HR2 6DB
Price £239,950

COBB
AMOS
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LAND & NEW HOMES

110 Holme Lacy Road Hereford

A recently refurbished, 1930s semi detached, family home. Located on a spacious corner plot with a detached garage and parking space and set back from the main road, accessed via a service road.

Boasting three bedrooms, two separate reception rooms and a full width conservatory the gas centrally heated and double glazed accommodation extends to over 1000 sq ft.

Located in this popular residential area to the South East of Hereford city this recently decorated property will suit couples, families or downsizers and has many useful local amenities close at hand.

VIEWING RECOMMENDED TO APPRECIATE ALL ON OFFER - CALL 01432-266007 TO ARRANGE YOUR APPOINTMENT

- Semi detached family home
- Three Bedrooms & bathroom
- Two reception rooms
- Full width conservatory
- Newly fitted modern kitchen
- Detached garage & parking
- Generous corner plot
- Front, side & rear gardens
- Well serviced area
- No onwards chain

Material Information

Price £239,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: C (72)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Benefitting from recent refurbishment including decoration, new floorings throughout, new kitchen and bathroom, this three bedroom semi detached property is gas centrally heated, double glazed and has accommodation comprising of; entrance hall, living room, dining room, kitchen, conservatory and a family bathroom.

Property Description

From the front, the property is entered through a useful entrance porch with the main front door opening into a hallway that has doors off to reception rooms, stairs to the first floor and an under stairs cupboard housing the Ideal central heating boiler. From the hall, doors open into the living room with window to the front aspect and the dining room with a window to the rear. The kitchen features space for appliances plus a matching range of Howden kitchen units with worktop over and a door into the conservatory which is fully double glazed with laminate flooring and provides a lovely light space with views over the rear garden which can accessed via the patio doors. The newly laid carpet leads up the stairs to the landing that features a large window to the side making it light and airy and doors off to all other rooms including; bedroom one with window to the front aspect, bedroom two with a window to the rear aspect and a fitted cupboard, bedroom three with a window to the front and the freshly re-tiled family bathroom bathroom consisting of a panel bath, pedestal washbasin, WC and heated towel rail.

Garden & Parking

The property is approached from the road via a metal pedestrian gate to a path which leads up to the main entrance. The lawned front garden extends around to the side of the property with bushes interspersed and all enclosed by fencing and hedges and leads round to the rear which is laid to gravel with access to the property via the conservatory. There is also a detached garage accessed from Winston Road with double wooden doors that also has driveway parking in front.

Location

Located approx 1 mile to the South East of Hereford city, there are many local amenities nearby which include Coop, Tesco Express, fish and chip shop, post office, hairdressers etc as well as both Marlbrook and St Martins Primary schools and Hereford Academy Secondary school. There is easy access to Rotherwas Trading Estate and the more comprehensive amenities of the city centre are a short distance away.

Services

All mains services are currently connected.

Broadband

Standard 9 Mbps 0.9 Mbps Good
Superfast 271 Mbps 41 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

Indoor & Outside Mobile Coverage

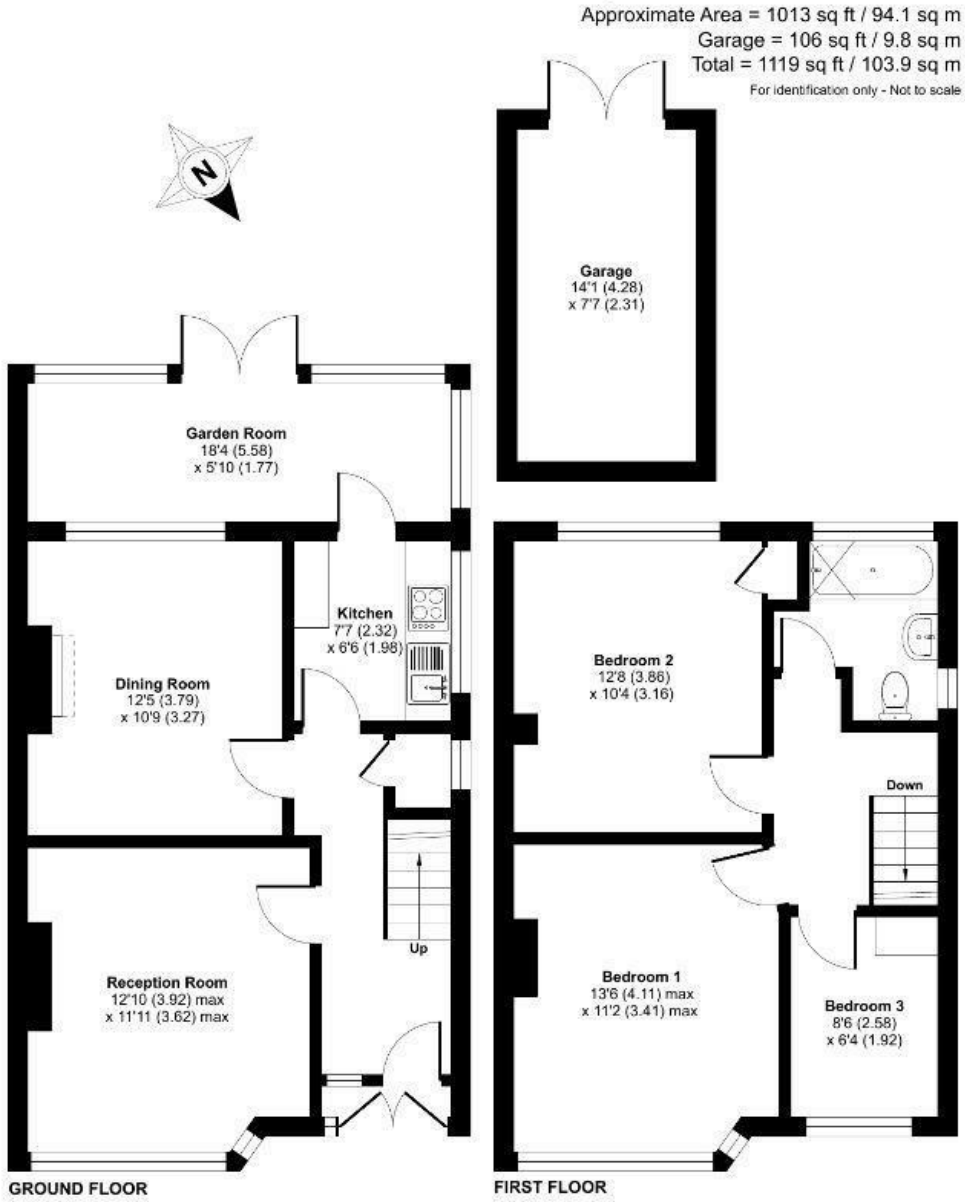
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Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Holme Lacy Road, Hereford, HR2



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

From the office turn left onto the A49 south over Greyfriars bridge and bear left at the roundabout onto A49 Ross Rd. At the traffic lights turn left onto Holme Lacy Rd, go over the roundabout and take the 1st right into Winston Rd where the property is found on the left. What3Words:///pose.media.middle

