





211 ROMAN ROAD

HOLMER, HEREFORD HR4 9QT

Asking Price £259,950

FREEHOLD

Situated in a well established residential location a well-presented three-bedroom semi-detached home, offering an ideal purchase for first-time buyers and families alike. Benefiting from a modern fitted kitchen and bathroom, gas central heating, double glazing, off-road parking, use of a single garage and an attractive south-facing rear garden. An internal viewing is highly recommended.

Flint & Cook

211 ROMAN ROAD

• Ideal first time buyer/family home • Three bedrooms • Modern kitchen & shower room • Garage & parking • Must be viewed! • Sought after residential location





Ground Floor

With recessed entrance porch and entrance door leading into the

Entrance Hall

A welcoming entrance hall with fitted carpet, radiator, central ceiling light, smoke alarm and gas central heating thermostat. Carpeted stairs lead to the first floor, with a useful storage cupboard, space for coats and a door opening into the:

Living Room

A spacious living room with fitted carpet, radiator, central ceiling light and a half-bay double glazed window to the front aspect providing natural light. A door leads through to the:

Kitchen/Dining/Family Room

Kitchen Area

A modern fitted kitchen comprising an attractive range of matching wall and base units with quartz work surfaces over and tiled splashbacks. There is a one-and-a-half-bowl sink and drainer unit, four-ring electric hob with cooker hood over, eye-level oven and grill, together with an integrated dishwasher.

There is undercounter space and plumbing for a washing machine, space for a freestanding fridge/freezer and a large pantry cupboard with fitted shelving, providing excellent additional storage.

The kitchen also benefits from a central ceiling light and a double-glazed window overlooking the rear garden.

Dining Area

Providing ample space for a family dining table, with a central ceiling light, radiator and a large opening leading into the:

Family Room

A wonderful addition to the living accommodation, with attractive wood-effect flooring, double-glazed windows and French doors opening directly onto the rear garden. There is also a fitted bench seat with useful storage beneath.

This light and airy space is perfect for relaxing, entertaining or enjoying views over the garden.

First Floor Landing

With fitted carpet, ceiling light point, access to the loft space, double-glazed window to the side aspect and doors leading to the following rooms.

Bedroom One

A spacious principal double bedroom enjoying a front aspect, with fitted carpet, central ceiling light point, large double-glazed window providing plenty of natural light, radiator and ample space for freestanding wardrobes and bedroom furniture.

Bedroom Two

A further good-sized double bedroom overlooking the rear of the property, with fitted carpet, ceiling light point, radiator, double-glazed window enjoying views towards Herefordshire Racecourse and a useful built-in storage cupboard complete with fitted hanging rail.

Bedroom Three

A versatile third bedroom, ideal as a single bedroom, dressing room or home office, with fitted carpet, ceiling light point, radiator, double-glazed window to the front aspect and a useful built-in storage cupboard with fitted shelving.

Shower Room

Fitted with a modern white suite comprising a corner shower cubicle with mains-fed shower and tiled surround, vanity wash hand basin with storage cupboard below and low-flush WC. The room is finished with tiled flooring and partially tiled walls, chrome heated towel rail, double-glazed window and ceiling light point. There is also a useful airing cupboard housing the Worcester Bosch gas central heating boiler.

Outside

The property is approached via a low-maintenance stone-covered front garden, partly enclosed by a low brick wall, with paved steps leading up to the recessed entrance porch. A useful wooden side access gate provides access to the rear of the property.To the rear is a delightful south-facing garden, attractively landscaped with a combination of paved patio and lawn, creating an ideal space for outdoor dining, entertaining and family enjoyment. The garden also features an established apple tree and vegetable bed, with fencing to the boundaries providing enclosure. A useful rear access gate leads to the parking area, whilst a personal door provides direct access into the:

Single Garage

A brick-built single garage with an up-and-over door to the front, side window, light and power.

Directions

From the Flint & Cook offices in Bridge Street, turn northwards up Victoria Street and, at the roundabout, take the 1st exit onto Edgar Street and at the next roundabout take the 1st exit onto Newtown Road and at the roundabout take the 2nd exit onto Holmer Road and at the next roundabout take the 1st exit onto Roman Road and then proceed approximately half a mile and the property is located on the left-hand side, as indicated by the Agent's FOR SALE board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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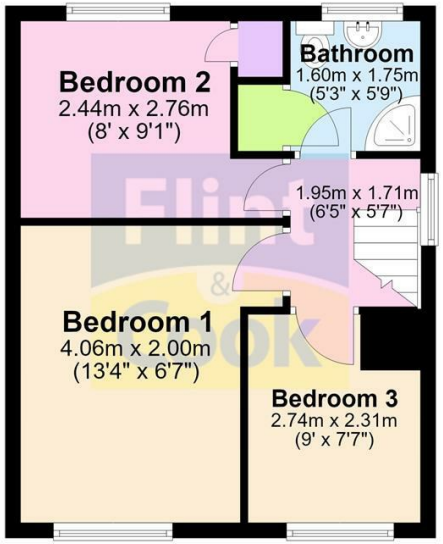
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)

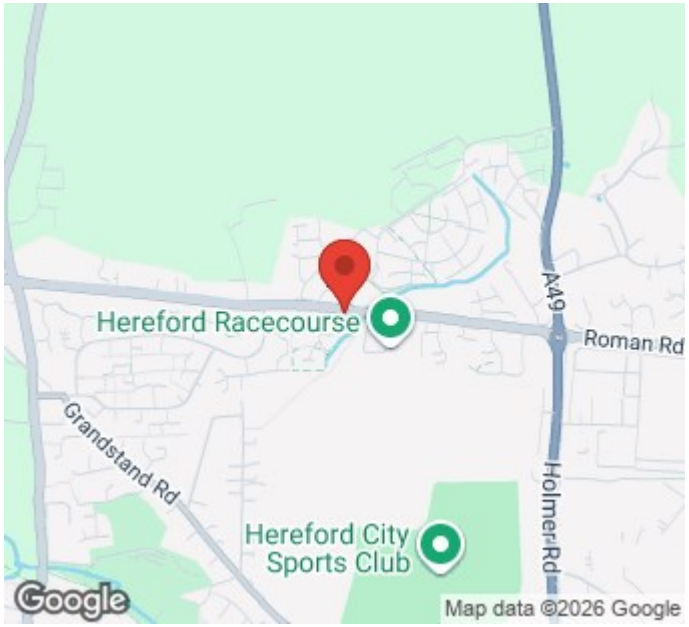


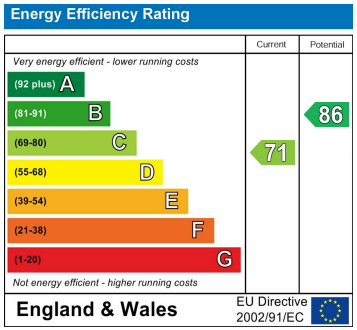
First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)





EPC Rating: C Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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