



19 Red Norman Rise
Holmer, Hereford HR1 1GP

Andrew Grant

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Freehold / 1,123 sq. ft.
Guide Price £275,000

A beautifully presented home in a popular area north of the city.

KEY FEATURES

- Modern build
- Garden
- Off road parking
- Garage
- Ensuite
- Convenient location

Within close proximity to desirable schools, useful amenities and benefits from off road parking, a garage and private garden.

Situation

The property is situated off Roman Road in the sought after residential area of Holmer on the northern outskirts of the city of Hereford.

Within a short distance are local amenities including general stores, public houses and restaurants. There is also a racecourse, a leisure centre, Holmer Park Spa, a golf course and a primary school. It benefits from convenient access to the A4103 to Worcester and A49 to Leominster.





Description

This well presented family home has four bedrooms and benefits from spacious accommodation. It has been beautifully presented throughout by the current owners with a wonderful homely feel.

The entrance hall gives access to the cloakroom, which is fitted with a two piece white suite.

The living room has a wonderful large window making it a light and airy space with beautiful décor and stairs providing access to the first floor.

The kitchen is fitted with a range of modern appliances and has plenty of space for a dining table and chairs with French doors to the garden.

All four bedrooms are located upstairs as well as the family bathroom which has lovely neutral décor.

Bedroom one is light and airy and benefits from a shower ensuite. Bedrooms two, three and four are also good sized rooms and can be adapted in to additional reception rooms if favoured and are serviced by the family bathroom.

Outside

To the rear of the property, there is a lovely garden which has pretty planted borders and lawn area. There is also a patio area, perfect for seasonal alfresco dining.

To the side of the property is a garage and a driveway for off road parking.

Directions

Find and navigate to the exact location of this property by searching its 3 word address: [///banks.proven.type](https://banks.proven.type)

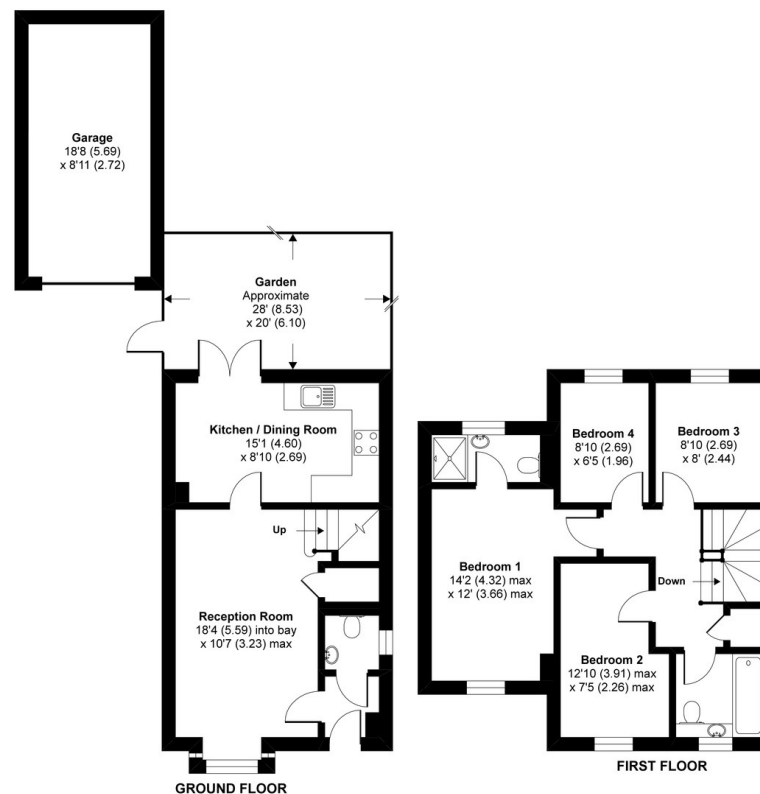
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Andrew Grant. REF: 678651

Norman Rise, Holmer, Hereford

Approximate Area = 955 sq ft / 88.7 sq m (excludes garage)

Garage = 168 sq ft / 15.6 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale

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