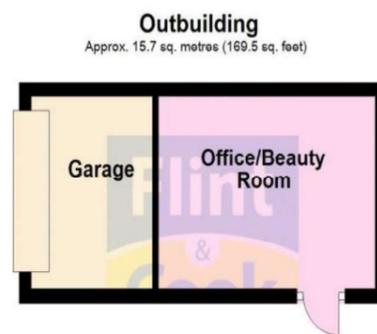
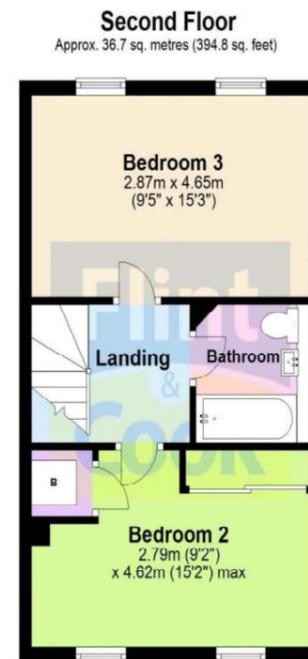
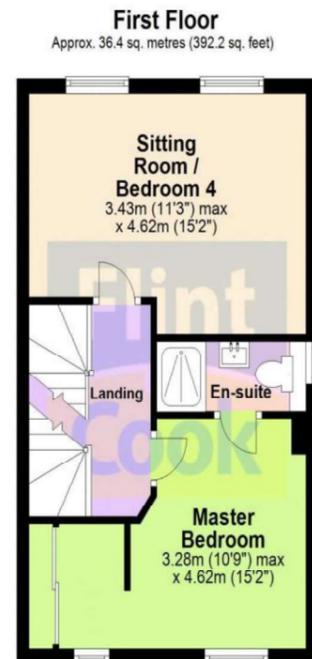
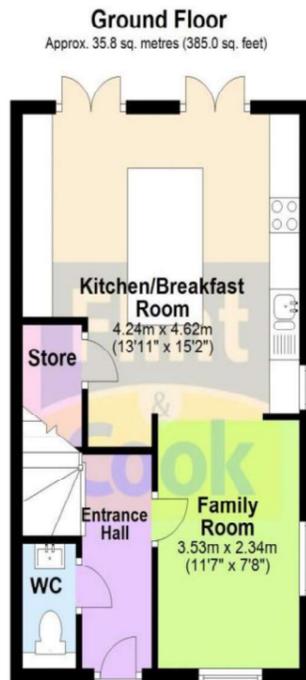


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 124.6 sq. metres (1341.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

8 Dymock Red Walk Holmer Hereford HR1 1GN

£293,000

- Three-Storey Townhouse
- 3/4 Bedrooms (1 en-suite)
- Popular residential location
- Gas central heating, double glazing
- Open-plan kitchen/breakfast/family room
- Viewing advised

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VAT No. 489 0289 02

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8 Dymock Red Walk Holmer Hereford HR1 1GN

This superb modern townhouse is situated in a popular location north of the Cathedral City of Hereford and is within easy reach of local amenities which include a bus service, public house and shop and the property is also well placed for access to Hereford leisure centre and racecourse.

The property is well presented and provides ideal family accommodation benefitting from gas fired central heating and double glazing and briefly the accommodation comprises entrance hall, cloakroom, 3/4 bedrooms (1 en-suite), family shower room, garage/office space and gardens.

The whole is more particularly described as follows:-

Ground floor

Canopy Porch

With wall-light and part-glazed front door to the

Entrance Hall

Wood-effect flooring, radiator, smoke alarm and thermostatic controls, low level WC with dual flush, wash hand-basin with mixer tap

Downstairs Cloakroom

Low level WC with dual flush, wash hand-basin with mixer tap and tiled splashback, bathroom cabinet, radiator, extractor fan, wall mounted consumer unit and wood-effect flooring.

Open-plan kitchen/breakfast/family room

A beautiful contemporary modern kitchen with matching wall and base units, ample worksurfaces, fitted island with breakfast bar and cupboard space under, integrated appliances including fridge/freezer, microwave oven, electric hob with extractor over, electric oven, dishwasher and washing machine, 1½ bowl sink and drainer unit with mixer tap and instant hot water tap, obscure glass window to side, 2 sets of double doors to the rear patio, upright contemporary radiator, understairs storage cupboard with wood-effect flooring and opening into the **Family Room** with windows to the front and side aspects, radiator, wood-effect flooring.

A staircase leads from the Entrance Hall to the

First floor

Landing

Fitted carpet, radiator, smoke alarm and centre light.

Master Bedroom

Fitted carpet, radiator, 2 windows to the front aspect, dressing area with double wardrobe and sliding mirrored doors, door to the **En-suite Shower Room** with white suite comprising low level WC with dual flush, wash hand-basin with mixer tap, part-tiled walls, shower cubicle with mains shower fitment, extractor fan, obscure glass window to side, tiled floor, ladder style radiator, bathroom cabinet and shaver point.

Sitting Room/Bedroom 4

Fitted carpet, radiator, 2 windows to the rear aspect and fitted electric fireplace.



Second Floor Landing

Fitted carpet, smoke alarm and hatch to roof space.

Bedroom 2

Fitted carpet, 2 windows to the rear, 2 radiators and TV point.

Bedroom 3

Fitted carpet, radiator, double wardrobe with sliding doors, 2 windows to the front aspect and storage cupboard housing the gas central heating boiler.

Bathroom

White suite comprising low level WC with dual flush, wash hand-basin with mixer tap, panelled bath with mains shower fitment over, part-tiled walls, extractor fan, tiled flooring, ladder style radiator and obscure glass window to the side aspect.

Outside

To the front of the property there is a small area of lawn and flowerbeds and a paved pathway leads to the front door and there is a side access gate leads to the rear garden which is enclosed by panelled board fencing and brick-walling. There is a small lawned area of artificial grass, a paved patio area with seating and steps leading to the raised decking. The garage is split into a storage area and an office (currently used as a beauty room) and has an up-and-over door to the front, power, lighting and a personal access door from the rear garden.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2163.19
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.



Directions

Proceed north out of Hereford along Edgar Street and on reaching the roundabout, take the 1st exit onto Newtown Road. Continue over the bridge and, at the next roundabout, take the 2nd exit onto Holmer Road and on reaching the next roundabout take the 3rd exit onto Roman Road and then take the 4th left into The Furlongs. At the fork in the road, take the right hand turn and the 2nd on the left to reach the parking area of Dymock Red Walk. What3words - lakes.spicy.firmly

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Score	Energy rating	Current	Potential
92+	A	9.00 am - 5.30 pm	
81-91	B	9.00 am - 2.00 pm	89 B
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DR FC0081518 September 2023 (1)

