



Holmer Road, Hereford

Guide Price £475,000

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Lovely and unexpected Victorian 4 double bedroom Attached Family Home, completely renovated and refurbished to offer a new home with expansive secure parking and enclosed rear garden, all quietly hidden by long private driveway.

Rain Porch - Entrance Hall - Cloakroom - Sitting Room - Family Room - Open Plan Kitchen and Dining Room - Utility - Downstairs WC - Principal Bedroom with Ensuite Shower - 3 Further Double Bedrooms - Family Bathroom - Private Driveway - Expansive Gated Front Parking - Enclosed Rear Garden - Patio

The captivating property, built in the 1890s has been completely stripped back to its bare brick and with considered attention paid to reworking the floor plan, has created a superb modern family home with great open flow and malleable living spaces throughout. Pleasing touches of its period history have been retained including the original fireplace and timber roof beams or are echoed in the selection of new decorative Hall tile flooring and use of heritage colours. The west facing enclosed rear garden exemplifies the unexpectedly private and quiet nature of this city home.

Quietly concealed at the end of a long private Driveway, the house enjoys an excellent location with direct access to the A49; the main north/south county artery. Nearby Holmer roundabout also connects to routes for Worcester or Hay On Wye and Brecon. Within a short stroll are Ofsted "Outstanding" primary school, Hereford Leisure Centre with next door Skate Park, Golf and Racecourses, allotments, petrol station with Asda convenience store and numerous retail outlets. While a less than 10 mins cycle ride lies the city centre.

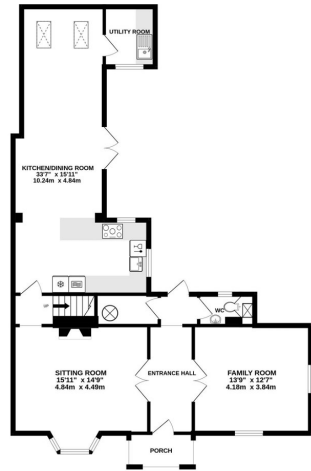
The Property

Rain Porch - The triple arched red brick Porch with decorative blue and buff detailing and Indian sandstone paving offers an elegant yet practical entry and shelters the new Front Door.

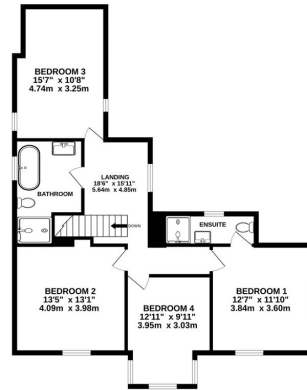
Entrance Hall - In a charming nod to the highly decorative quarry tiles common to grand Victorian hallways, the Entrance Hall displays new statement tile flooring and features a 6 smoke glass bowl



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1861 sq ft (172.9 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (roomed areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee is given as to the operability or efficiency of any such services, appliances or appliances.

- Brand New Refurbishment
- Large Kitchen/Diner
- No Onward Chain
- Private Driveway
- Parking for multiple cars
- Convenient City Location

