



128 Holme Lacy Road, Hereford, HR2 6DB



Sunderlands
Residential Rural Commercial



**128 Holme Lacy Road
Hereford
HR2 6DB**

Summary of Features

- Semi-detached home
- Immaculately presented throughout
- 3 bedrooms
- Extended kitchen/dining space
- Spacious and flexible living accommodation
- Must be viewed!

Asking Price £300,000

Located on Holme Lacy Road in Hereford, this beautifully presented semi-detached home offers a wonderful blend of modern style and practical family living. With three well-proportioned bedrooms and thoughtfully designed accommodation throughout, it is perfectly suited to a range of buyers. Upon entering, you are welcomed by a spacious entrance hall, with a comfortable living room positioned to the front of the property, creating a cosy and inviting space to relax. To the rear lies the true heart of the home – a stunning open-plan kitchen, dining and snug area. Beautifully designed for modern family life, this impressive space provides ample room for cooking, dining and entertaining, while the snug offers a relaxed seating area overlooking the garden, making it the perfect place to unwind with family and friends. In addition to the main living areas, the property features a useful utility space, enhancing practicality and convenience for everyday living. The bathroom is well-appointed, ensuring comfort for all residents. Externally, the property benefits from parking for up to three vehicles, a valuable asset in this desirable location. The garden space is perfect for outdoor activities or simply enjoying the fresh air. This extended three-bedroom semi-detached house has been immaculately updated throughout, making it ready for you to move in and enjoy. With its modern features and prime location, this property is a fantastic opportunity for anyone looking to settle in Hereford.

Location

Holme Lacy Road is situated approximately one mile south of Hereford City Centre and enjoys a highly convenient location, offering excellent access to the Rotherwas Trading Estate as well as the A49 for travel both north and south of the city. A wide range of everyday amenities are close at hand, including a post office, supermarket, public house and leisure centre. The property is also well placed to enjoy scenic walks along the River Wye, with the King George V Playing Fields nearby. Victoria Bridge provides a pleasant pedestrian route into Castle Green, Hereford Cathedral and the city centre, making this a well-connected and desirable location.

Accommodation

Ground floor

Upon entering the property, you are welcomed into a spacious entrance hall, offering ample space for coats and shoes, creating a practical and inviting first

impression. Stairs rise to the first floor, with a convenient downstairs WC positioned beneath, while doors provide access to the principal ground floor accommodation. To the front of the property is a beautifully presented living room, a warm and cosy space featuring tasteful décor and an attractive window seat, perfect for relaxing. Beyond the living room is a charming snug, providing an ideal retreat for quiet reading or enjoying an afternoon drink. This room flows effortlessly into the stunning open-plan kitchen and dining area, creating a wonderful sense of space and connectivity. The kitchen has been immaculately designed and finished, featuring elegant dark green base units complemented by light stone wall-mounted cabinetry and luxurious quartz worktops. It offers an integrated dishwasher, a Belfast-style sink, space for a range-style cooker and a tall fridge freezer, while the dining area enjoys an abundance of natural light through impressive bi-fold doors opening directly onto the rear garden, making it a superb space for both everyday family life and entertaining. Leading from the kitchen is a practical utility room, providing space for laundry appliances, an additional sink and a range of tall storage cupboards, ensuring the main kitchen remains both functional and clutter-free.

First floor

The first floor is accessed via a light and airy landing, providing access to all three bedrooms and the family bathroom. The principal bedroom is a beautifully presented double room, offering a bright yet cosy atmosphere and benefiting from a range of fitted wardrobes, providing excellent storage. Bedroom two is another generous double bedroom, also featuring fitted wardrobes together with a useful built-in storage cupboard, making it ideal for guests or growing families. Bedroom three is a comfortable single bedroom, perfectly suited as a child's bedroom, nursery or home office, offering flexibility to suit a variety of needs. Completing the first floor is a stylish family bathroom, immaculately presented and finished to a high standard. It comprises a modern suite including a panelled bath, separate corner shower, wash hand basin and WC, creating a practical space for the whole family.

Outside

To the front of the property, a generous driveway provides off-road parking for up to three vehicles, with gated side access leading to the rear garden. The rear garden has been recently landscaped to





create an attractive and low-maintenance outdoor space, featuring a generous patio ideal for entertaining, a central lawn, and additional seating and dining areas to both the rear and side. Completing the garden is a large storage shed, providing excellent space for garden equipment, bicycles or outdoor furniture.

Services

We understand all mains services are connected to the property.

Tenure

Freehold

Council tax

Herefordshire Council tax band - C

Directions

Leave Hereford city travelling south on the A49 and upon reaching the Broadleys crossroads take a left hand turn on to Holme Lacy Road. Continue and go straight over the roundabout, take a right turn onto Winston Road, and then immediately left onto a slip road where the property can be found on the right-hand side.

Anti-money laundering

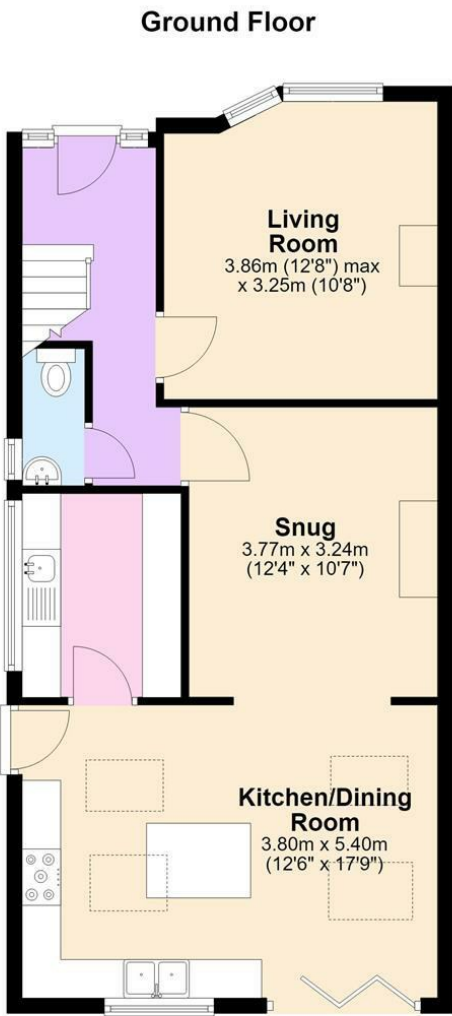
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



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



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Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.