



6 Cowarne Red Way
Holmer, Hereford, Herefordshire, HR1 1GH

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property

Offers Over £230,000

3 Bedroom Family Home | Well Presented | Kitchen/Dining Room | Family Bathroom & WC | South Facing Rear Garden | Ample Off Road Parking | Popular Residential Area

Situation

Located in the sought after development of The Furlongs just 1.5 miles from Hereford city centre. The house sits close to an excellent range of amenities including local shops, restaurants, primary and secondary schooling, the popular Holmer Park Spa and Health Club and leisure facilities at Hereford Leisure Centre. Regular bus services provide access into the city centre as well as neighbouring villages.

Description

A pathway leads to the front door which opens into the welcoming entrance hall, giving access to the kitchen, living/dining room, modern downstairs WC with toilet and basin, along with stairs to the first floor accommodation.

The kitchen is fitted with matching wall and base units with useful larder, built in dishwasher, plus space for washing machine, and fridge freezer. The adjoining living/dining room is a generous size split into two areas, with plenty of room for a dining table and chairs. Double French doors lead to the rear garden providing exceptional lighting and further entertaining space.

Stairs to the first floor, lead to the landing which provides access to all bedrooms and family bathroom. Bedroom one and two are both neutrally decorated double rooms. Bedroom three is a good size single room which could be used as a work from home office or nursery. The family bathroom is a modern three piece suite including bath with shower over.

The rear of the property has a large south facing garden with patio area and side access leading to the front which has ample off road parking for up to 4 vehicles.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Directions & What3Words

What3Words///stars.audio.shades

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

Please call in advance if you are awaiting a PCR test or have been contacted by NHS track & trace

-All viewers are required to wear a face covering when inside of the property. If you do not, the appointment may be cancelled.

-A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

-We are operating with a zero contact policy and all doors will need to be left open throughout the property.

-We ask that you maintain a safe social distance throughout the appointment.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

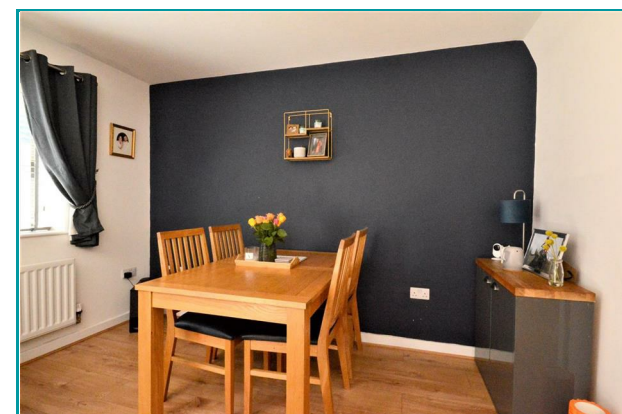
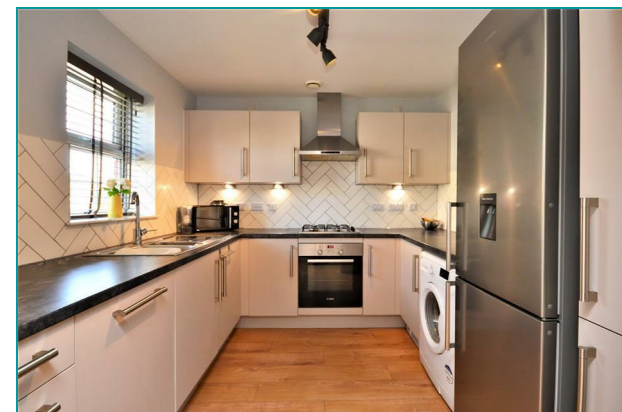
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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

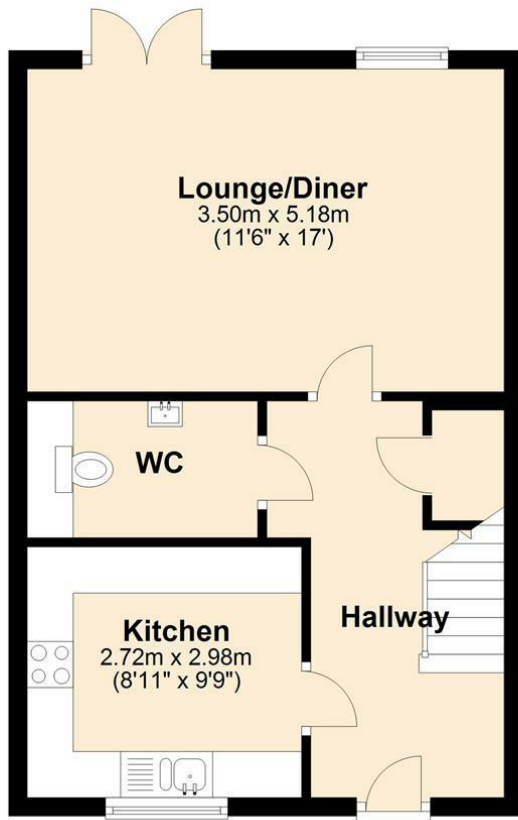
Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

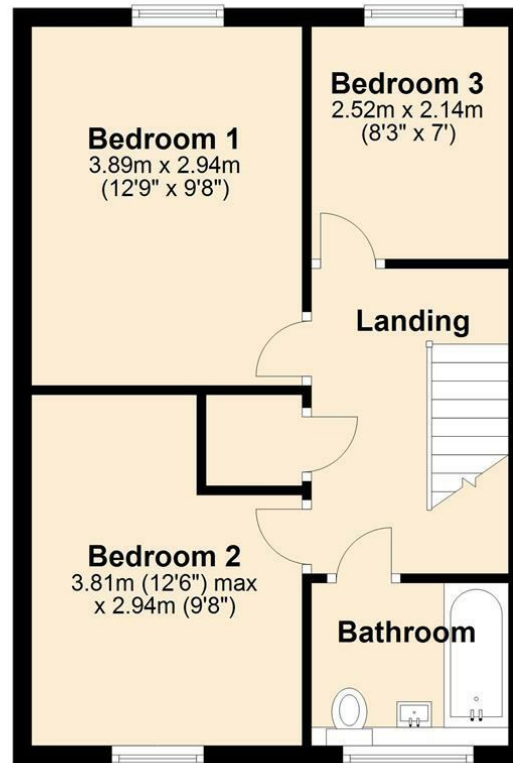
Ground Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 79.3 sq. metres (853.1 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

6 Cowarne Red, Hereford



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
82 (A)	82 (A)		
81-81 (A)	81-81 (A)		
79-80 (B)	79-80 (B)		
75-78 (C)	75-78 (C)		
69-74 (D)	69-74 (D)		
65-68 (E)	65-68 (E)		
55-64 (F)	55-64 (F)		
45-54 (G)	45-54 (G)		
1-44 (G)	1-44 (G)		

England & Wales EU Directive 2002/91/EC

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