



Palmers Court, Attwood Lane, Hereford HR1 1LJ







**Palmers Court**  
**Attwood Lane**  
**Hereford**  
**HR1 1LJ**

### Summary of features

- An attractive period residence in popular area
- 5 bedrooms and 2 reception rooms
- Attached 1 bedroom annex
- Internal inspection recommended

**Asking price £410,000**

### Description

A period attached residence situated on the North fringe of Hereford therefore being well placed for the Cities amenities as well as countryside.

The accommodation is arranged over three floors and has been sympathetically modernised but still retains much of its original character having large bays with sash windows, fireplaces, exposed beams and some oak floor boards. There are five good sized bedrooms as well as two receptions and kitchen/breakfast room. The kitchen and bathrooms are contemporary and there is mains gas central heating.

Adjoining the house is a self-contained annexe being excellent for a live-in relative, potential investment income or home office.

An internal inspection is recommended.

### Situation

Attwood Lane lies on the Northern boundary of the city in this popular and accessible area of Holmer being well placed for the city and countryside. In the neighbourhood there is a shop, public house, private leisure club, schools, church and bus service into the city centre.

### Accommodation

#### Canopy Porch

With double glazed double doors leading to:-

#### Reception Hall 4m x 3.27m (13'1" x 10'9")

With wood block floor, fireplace with timber surround, exposed beams, cupboard and door to rear.

#### Shower Room

Shower cubicle, WC low flush suite, wash hand basin.

#### Dining Room 3.81m x 3.89m (12'6" x 12'9")

With deep bay window to front with sash windows, exposed beams, wood floor side board with cupboards over. Under floor heating.

#### Sitting Room 4.20m x 5.80m (13'9" x 19')

With deep bay window with sash windows, large stone fireplace with stone hearth, timber mantle over, fitted wood burning stove, exposed beams, under stairs cupboard.

#### Kitchen/Breakfast 4.06m x 4.11m plus recess (13'4" x 13'6")

Having range of limed oak fitted units to both base and eye level. Stoves gas five ring hob with double oven under, extractor over, granite worktops, inset stainless steel sink, further cupboards, double doors to rear.

### First Floor Landing

With attractive ballustrade, exposed beams, split level airing cupboard housing gas central heating boiler with hot water cylinder.

#### Bedroom 1 4.88m x 4.09m (16' x 13'5")

With exposed floor boards, sash window to front, fitted wardrobes, old fireplace.

#### Bedroom 2 6.09m x 3.72m (20' x 12'2")

With windows to both side and front with delightful far reaching views. Corner sink.

#### Bathroom 4.04m x 2.05m (13'3" x 6'9")

White suite comprising sunken bath, w/c low flush suite, wash basin, shower cubicle with fitted shower.

#### Bedroom 3 2.87m x 3.29m (9'5" x 10'10")

With fitted wardrobes.

Stairs lead up from the first floor landing to the:-

### Second Floor Landing

**Cloakroom** - W/c with wash hand basin.

#### Bedroom 4 4.17m x 3.27m (13'8" x 10'9")

Sloping ceilings (measured at 1m height) exposed beams.

#### Bedroom 5 5.91m x 3.81m (19'5" x 12'6")

Having double glazed windows to front and side and skylight with far reaching views, exposed beams, sloping ceilings.

### Outside

A shared tarmac drive leads to the side of the property and forks around to the rear to a wide, brick paved parking area providing space for a number of vehicles. The gardens are primarily to the front being well established, mostly laid to lawn with good sized paved seating area as well as shrub and flower beds as well as mature hedging.











## The Annexe

Adjoining the main house but with separate entrance offering an ideal granny annexe or potential income comprises:-

### Front door

### Entrance Hall

### Shower Room

With low level w/c, pedestal wash hand basin, shower cubicle.

### Open Plan Living Room/Kitchen 5.2m x 3.3m

Comprising Kitchen area with sink and units, window to the front. Door through to:-

### Bedroom 3.6m x 3.4m

Double glazed window to front and rear.

## Agents Note

The annexe is currently let on a 6 monthly contract from 1<sup>st</sup> September 2016 at a rent of £500 pcm

## Services

Mains electricity, gas, water are connected to the property, private drainage.

## Tenure

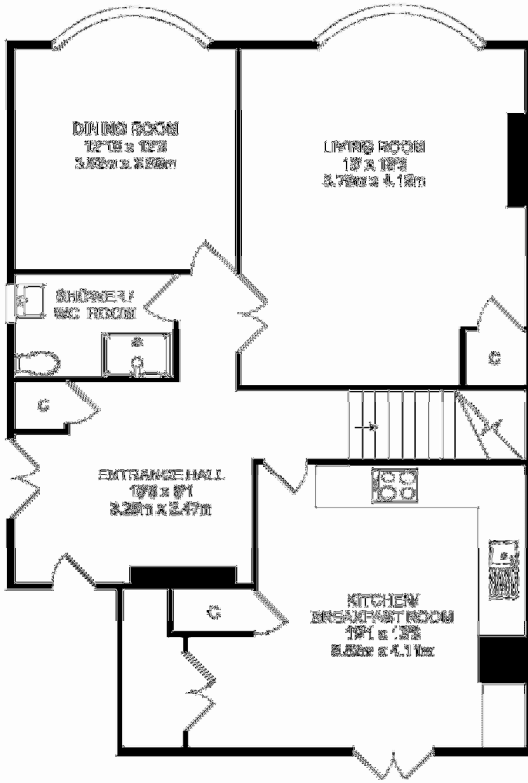
Freehold.

## Directions

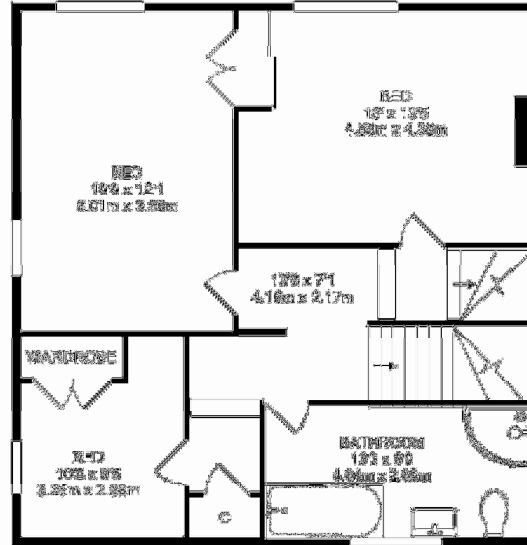
From Hereford city proceed north on the A49 towards Leominster passing Hereford Leisure Centre on the left hand side until reaching the Starting Gate roundabout. Continue on the A49 as if going towards Leominster and after a couple of hundred metres take the right turn into Church Way which leads into Attwood Lane. The property will be then seen on the left hand side







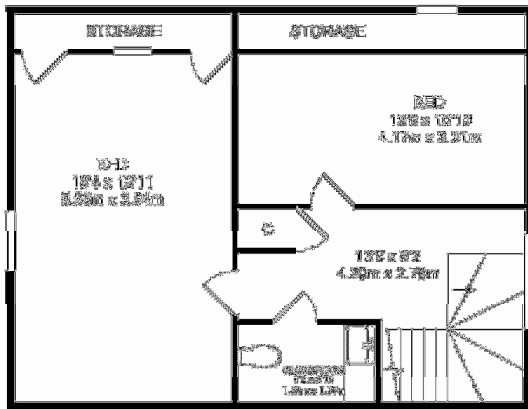
GROUND FLOOR  
APPROX. FLOOR  
AREA 1061 SQ.FT.  
(101.3 SQ.M.)



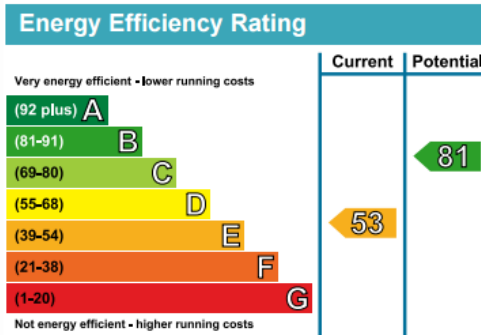
1ST FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(82.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1945 SQ.FT. (183.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan presented here, measurements are made on-site and are not intended to be used as a basis for any legal proceedings, or for any other purpose. This plan is for information purposes only and should not be used as a basis for any purchase. The advertiser, agent and any other person involved in the sale of the property shall not be liable for any loss or damage caused by reliance on this plan.



2ND FLOOR  
APPROX. FLOOR  
AREA 641 SQ.FT.  
(59.8 SQ.M.)



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