

FOR  
SALE



27 Emperor Way, Holmer, Hereford HR4 9EN

£305,000 - Freehold

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## PROPERTY SUMMARY

Situated on this popular residential development on the outskirts of Hereford City a 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of 3 good-sized bedrooms (1 en-suite), driveway parking, gas central heating and double-glazing. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 Bedroom*
- *Modern semi-detached house*
- *Popular residential development*
- *Outskirts of the City*
- *Ideal family accommodation*
- *Driveway parking and garden*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Ground Floor

#### Canopy Porch with door leading to

#### Entrance Hall

with fitted carpet, radiator, carpeted stairs leading up and smoke alarm.

#### Living Room

with fitted carpet, radiator, double-glazed window to front, useful understairs storage cupboard and door to

#### Kitchen/Dining Room

fitted with white gloss matching wall and base units, ample work surface space, 11/2 bowl sink and drainer unit, four-ring gas hob with extractor over, electric double oven, space for free standing fridge/freezer, space for dishwasher, wood-effect flooring, two radiators, double-glazed French doors leading to rear patio and door to

#### Utility Area

with under counter space for washing machine, work surface space, wall mounted gas central heating boiler, wood-effect flooring and door to

#### Downstairs WC

with low-flush WC, wash hand basin with tiled splashback, radiator, wood-effect flooring, ceiling light point and extractor.

#### First Floor Landing

with fitted carpet, carpeted stairs leading up, radiator, smoke alarm, double-glazed window and useful storage cupboard.

#### Bedroom 2

fitted carpet, radiator and double-glazed window to rear.

#### Bedroom 3

fitted carpet, radiator and double-glazed window to front.

#### Bathroom

three piece white suite comprising panelled bath with tiled surround, wash hand basin with tiled splashback, low-flush WC, heated towel rail, wood-effect flooring, double-glazed window and extractor.

#### Second Floor Landing

used as a small home office space, with fitted carpet and smoke alarm.

### Bedroom 1

with fitted carpet, radiator, double-glazed window to front, loft hatch, built-in wardrobes with mirrored sliding doors (access hatch to the eaves), door to en-suite shower room with double-width shower cubicle and electric shower over with tiled surround, low-flush WC, wash hand basin with tiled splashback, vinyl flooring, heated towel rail and Velux window.

### Outside

to the front of the property there is a small border of ornamental shrubs with steps leading to the front door. To the side there is a double-length driveway providing off-road parking with rear access gate leading in to the back garden having a paved patio area, shed, and the remainder of the garden laid to lawn and enclosed by fencing.

### Services

Mains water, electricity and drainage are connected. Gas central heating.

### Outgoings

Council tax band D payable 2024/25 £2270.69. Water and drainage rates are payable.

### Viewing

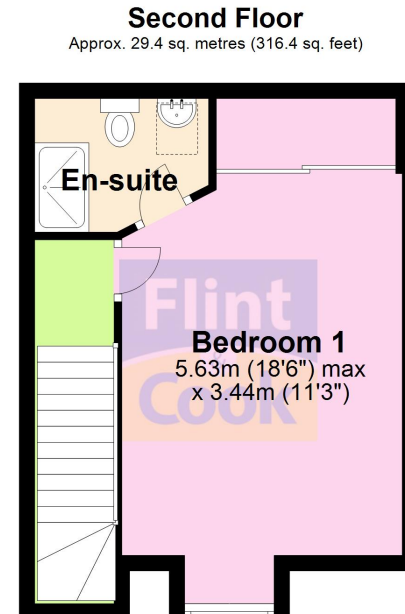
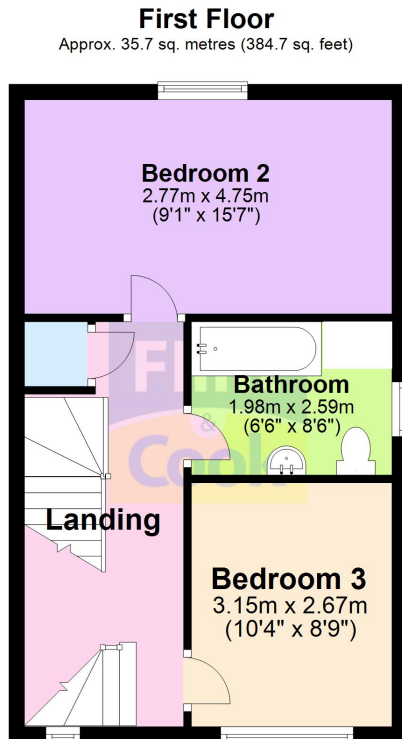
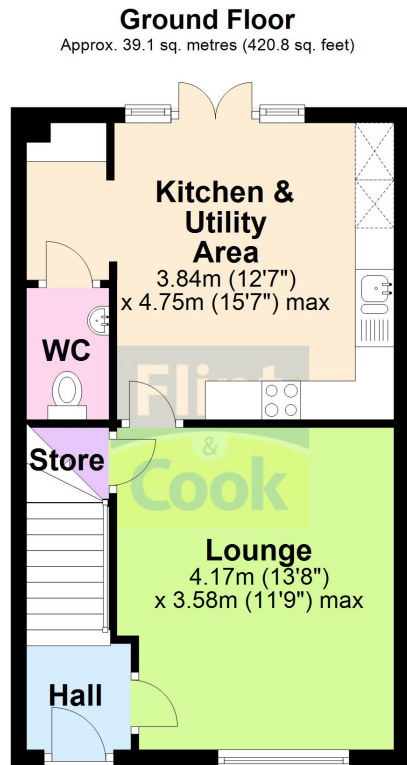
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

### Directions

Proceed north out of Hereford along Edgar Street, at the Pizza Hut roundabout take the first exit over the bridge heading towards Holmer Road. At the next mini roundabout take the second exit right heading up Holmer Road. At the Starting Gate roundabout take the first exit left continue along Roman Road, take the right-hand turning entering The Point, continue round this road taking the right-hand turn to Emperor Way where the property will be found approximately 300 yards down on the left-hand side (there is a small driveway leading to the property) as indicated by the Agent's For Sale Board.

### Money Laundering

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



Total area: approx. 104.2 sq. metres (1121.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			