



29 Emperor Way
Holmer Hereford HR4 9EN

£260,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

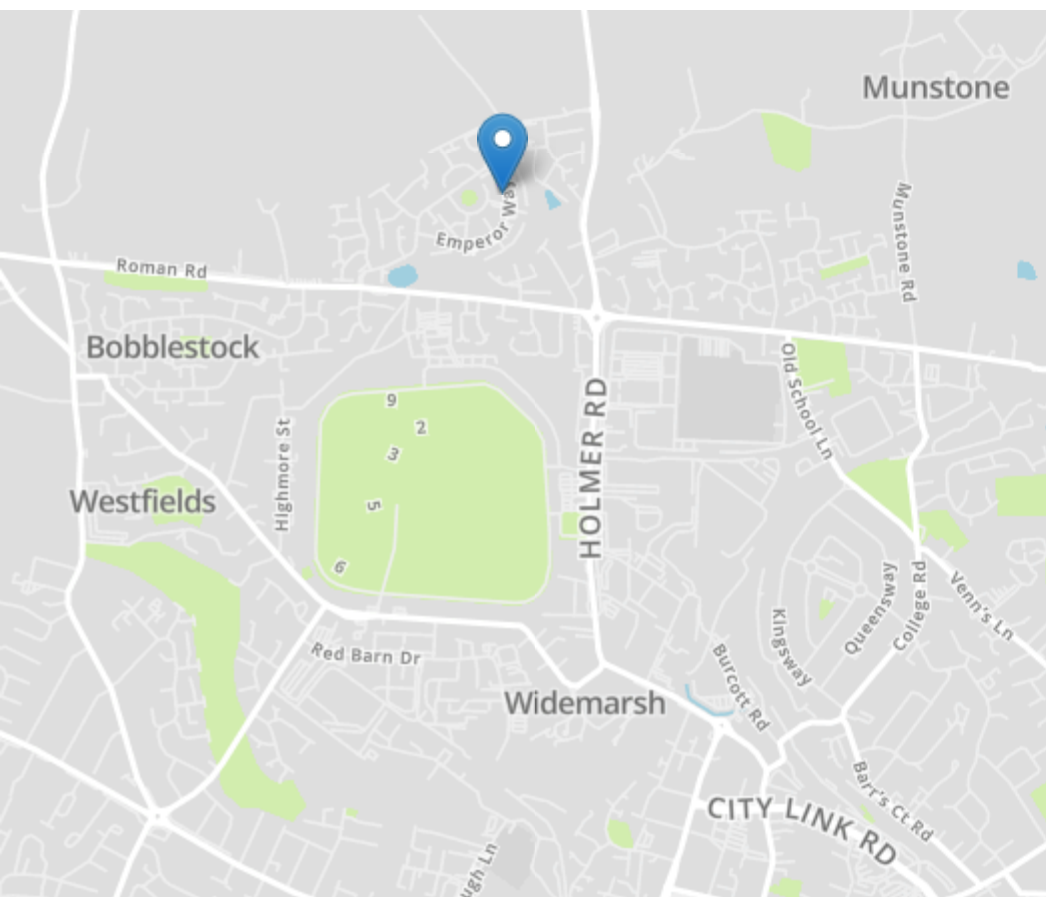
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

Hereford Point development can be found off of the Roman Road just 200m to the west of Hereford Racecourse entrance. Once in the development, continue along Hedgerow Way taking the right hand into Emperor Way and the property can be found on the left hand side hand as indicated by the Stooke Hill And Walshe For Sale Board. For those who use 'What3words' //Junior.shells.looks



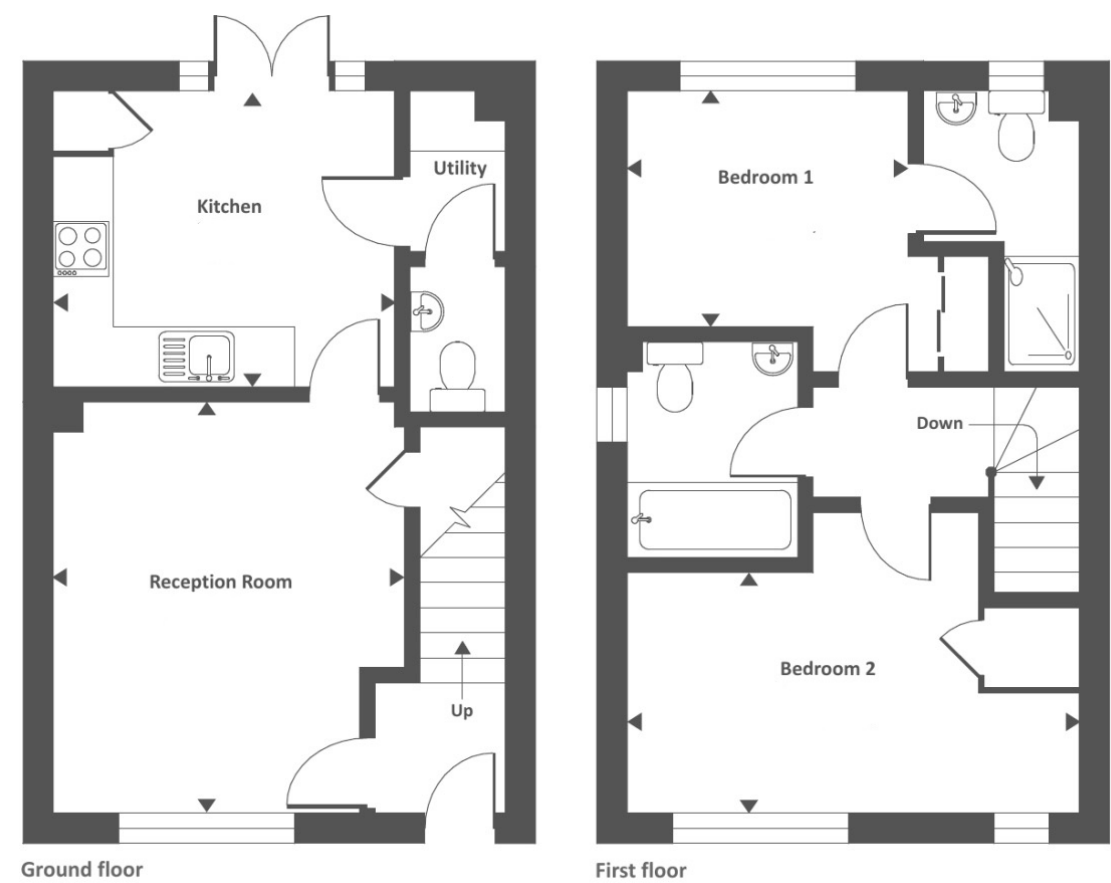
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• No onward chain • 2 bed semi detached property

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

A semi detached property comprising gas fired central heating, double glazing, kitchen/dining room, utility, lounge, 2 bedrooms, garden, off road parking.

No onward chain.

Holmer is a parish located on the northern edge of the city and in close proximity is Holmer Church, excellent Primary School, Holmer Health Club & Spa, local shopping facilities with access to the city approximately 2 miles south with plenty of shops, stores and other facilities all within walking distance. Access to the beautiful Herefordshire countryside is also only a short walk.

In more detail the property comprises:

Double glazed door from the front elevation leads to:

Entrance Hall

With warm ash style flooring, radiator, and ceiling light point.

Door to:

Lounge

3.5m x 4.175m (11' 6" x 13' 8")

With continued flooring, double glazed window to the front elevation, radiator, ceiling light point, media point, Ethernet cable, TV point, wealth of power points, and door to under stairs storage cupboard housing the electrical consumer unit.

Kitchen/Dining Room

3.25m x 3.5m (10' 8" x 11' 6")

With continued warm ash style flooring, radiator, ceiling light point, double glazed french doors to rear elevation, double glazed windows in the panels either side.

Kitchen Area:

With integrated Zanussi electric oven, 4 ring Zanussi gas hob, Zanussi cooker hood over, 1.5 bowl Carron Phonex sink and drainer, mixer tap over, space and plumbing for dishwasher, space for fridge/freezer, working surfaces over soft close fitted base, wall units and drawers.

Opening through to:

Utility Room

1.8m x 1.1m (5' 11" x 3' 7")

With continued flooring, ceiling light point, base unit with storage with working surface over, wall mounted Logic Ideal ESP135 central heating combi boiler, space and plumbing for washing machine, and power points.

Downstairs Cloakroom

With continued flooring, low level WC, radiator, wash hand basin with mixer tap and splash tiles over, extractor fan, and wall mounted mirror.

From the entrance hall stairs with fitted carpet leads to:

FIRST FLOOR

Landing

With loft access point, ceiling light point, carpet flooring, and power points.

Bedroom 1

2.9m x 3.8m (9' 6" x 12' 6")

With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, Ethernet, TV point, power points, and useful storage areas.

Door to:

En-Suite

With large fully tiled shower cubicle with mains shower unit and glass swivel door, same warm ash flooring as the ground floor, radiator, low level WC, wash hand basin with mixer tap and splash tiles over, wall mounted mirror, extractor fan, ceiling light point, and double glazed window with obscure glass to the rear elevation.

Bedroom 2

4.6m x 3.1m (15' 1" x 10' 2")

With fitted carpet continued, double glazed windows to the front elevation, radiator, wealth of power sockets, and door to over stairs built-in bulk cupboard.

Bathroom

With double glazed obscured glass window to side elevation with tiled window sill, warm ash LVT flooring, ceiling light point, extractor fan, shaver

point, low level WC, towel radiator, good size bath with mixer tap over and shower attachment, part tiling around the bath, splash tiling and mixer tap over the wash hand basin, and wall mounted mirror.

OUTSIDE

The property is approached at the front of the property where there is a tarmac driveway giving access for 2 plus vehicles and from here there is a small lawned area which boundaries the next property. A slabbed area creates a path and from here steps to the front door and there is a side access leading to the rear garden. The rear garden has timber wood fencing creating the low maintenance boundary and from here an extended west facing patio seating area and beyond here a small low maintenance lawned area and a separate seating entertaining space towards the bottom end of the garden where the garden goes to a point with low maintenance stones to give it an appealing feel.



At a glance...

- Lounge 3.5m x 4.175m (11' 6" x 13' 8")
- Kitchen/Dining Room 3.25m x 3.5m (10' 8" x 11' 6")
- Utility 1.8m x 1.1m (5' 11" x 3' 7")
- Bedroom 1. 2.9m x 3.8m (9' 6" x 12' 6")
- Bedroom 2. 4.6m x 3.1m (15' 1" x 10' 2")

And there's more...

- Recently constructed development
- Abundance of open green space/play area
- Close to local amenities
- Popular residential area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.