

FOR  
SALE



41 Hedgerow Way, Holmer, Hereford HR4 9FF

£79,300 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this popular residential location, a modern three storey, three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property benefits from gas central heating, double glazing, ample driveway parking and enclosed rear garden. The property is being sold as a 26% shared ownership and we highly recommend a viewing.

## POINTS OF INTEREST

- *Shared ownership at 26%*
- *Three bedroom semi detached house*
- *Popular residential location*
- *Must be viewed!*
- *Ideal first timer/family accommodation*
- *Gas central heating & double glazing*



## ROOM DESCRIPTIONS

### Ground floor

Canopy entrance porch with entrance door leading into

### Entrance hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up and door into

### Living room

With wood effect flooring, double glazed window to the front aspect with fitted electric roller blind, ceiling light point, radiator, useful under stair storage cupboard and door to

### Kitchen/dining room

Fitted with matching wall and base units, 1 1/2 bowl sink and drainer unit, 4 ring gas hob with cooker hood over, integrated oven, space for freestanding fridge/freezer and under counter dishwasher, ample space for a dining table, double doors to the rear garden, radiator, ceiling light point and opening into the

### Utility area

With work surface space and under counter space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and bi-folding door into

### Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point.

### First floor landing

First floor landing

With fitted carpet, ceiling light point, radiator, double glazed window, large storage cupboard, stairs leading to the second floor and doors to

### Bedroom 2

A spacious double with fitted carpet, ceiling light point, radiator and double glazed window to the rear with fitted shutter blinds.

### Bedroom 3

With wood effect flooring, ceiling light point, radiator and double glazed window with fitted shutters

### Bathroom

Three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail, ceiling light point, double glazed window and vinyl flooring.

### Second floor landing

With fitted carpet, ceiling light point and door to

### Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window, ample wardrobe space with door into the eaves storage, loft hatch and door to

En-suite shower room

With double width walk in shower, low flush w/c, wash hand basin, radiator, velux window and vinyl flooring.

### Outside

To the front of the property there is ample parking with a tarmac driveway, there is a paved pathway with a border or ornamental shrubbery, to the side a rear access gate, useful outside power points.

To the rear a paved patio area leading to a larger area of lawn enclosed by fencing.

### Agents note

The property is being sold with a 26% share. The full 100% is valued at £305,000.

Leasehold with 898 years remaining.

Rent for the 74% share is £579.57 to include service charge.

The property was built in 2023 and has the remainder of a 10 year NHBC warranty.

### Directions

Proceed north out of Hereford on the A49 taking the first left turning at the traffic lights onto 'The Point', continue along the road for approximately 500 yards and the property is situated on the right hand side.

### Services

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

Telephone (subject to transfer regulations).

### Outgoings-

Council tax band - to be confirmed.

Water and drainage rates are payable.

### Viewings-

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

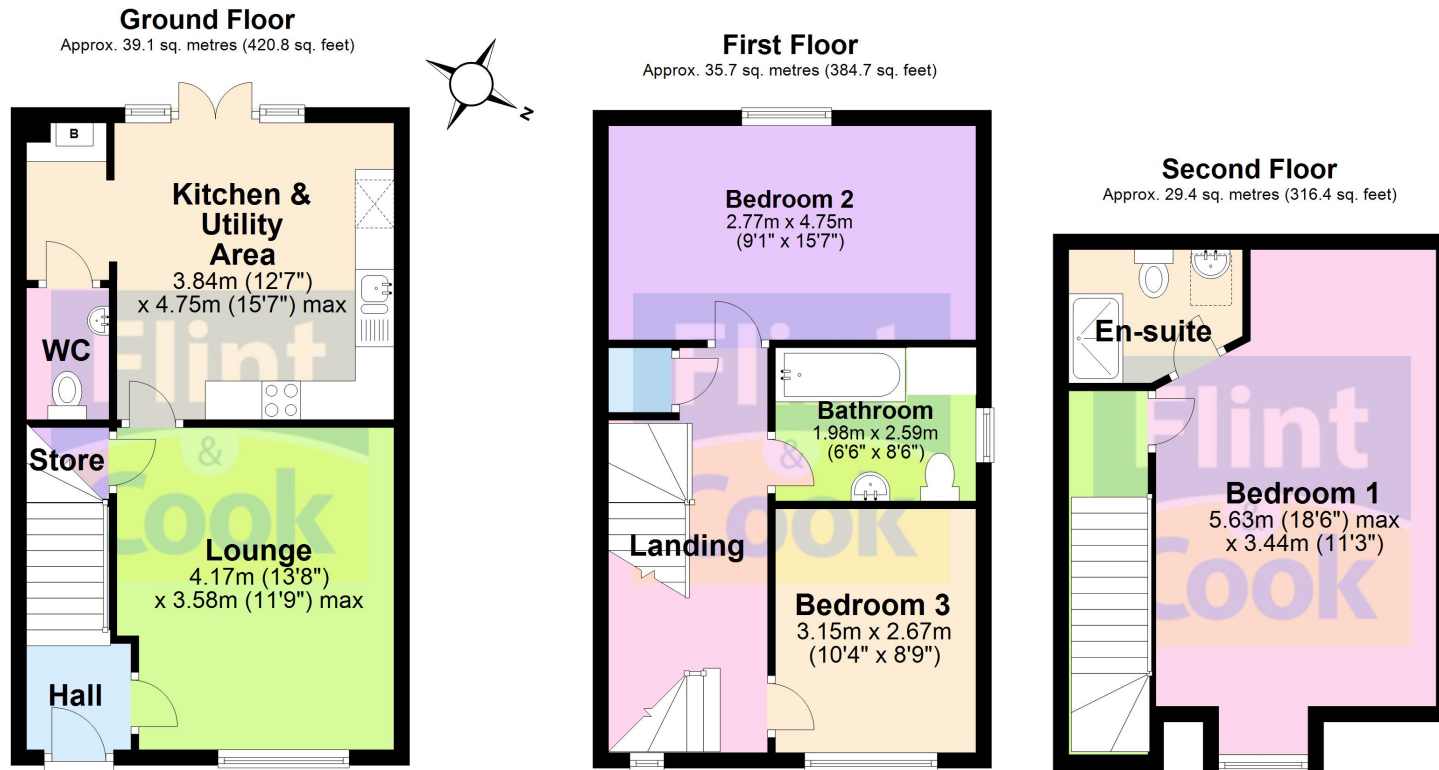
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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



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

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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>	85	
(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		
EU Directive 2002/91/EC		