

FOR  
SALE



28 Emperor Way, Holmer, Hereford HR4 9EN

£465,000 - Freehold

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## PROPERTY SUMMARY

Situated on the northern outskirts of the city on a popular residential development, a 4-bedroom detached house offering ideal family accommodation and being sold with the added benefit of No Onward Chain. The property also has the added benefit of driveway parking, garage, good-size rear garden, 4 double bedrooms, 3 bathrooms and we highly recommend an internal inspection. The property was constructed in 2021 and has the remainder of a 10-year NHBC warranty.

## POINTS OF INTEREST

- *4 bedrooms, 3 bathrooms*
- *Modern detached house*
- *Popular residential development*
- *Garage, driveway parking*
- *No onward chain*
- *Must be viewed*
- *Good-size garden*
- *Central heating, double glazing*



## ROOM DESCRIPTIONS

### Reception hall

Amtico flooring, radiator, carpeted stairs leading up, gas central heating thermostat, smoke alarm, doors to

### Downstairs WC

Low flush WC, wash hand basin with tiled splashback, radiator, extractor, Amtico flooring.

### Study

Carpet, radiator, window with fitted blinds to the front aspect.

### Living room

Amtico flooring, 2 radiators, French doors leading out to the rear patio area.

### Kitchen-diner family room

Kitchen area fitted with matching wall and base units, ample worksurface space, 1 1/2 bowl sink and drainer unit, 4-ring gas hob with extractor over, double electric oven, integrated appliances to include fridge/freezer, dishwasher and cupboard housing the gas central heating boiler, recessed spotlights, dual aspect window to the front with fitted blinds, to the rear with fitted blinds, French doors leading out, useful storage cupboard housing the fusebox, utility cupboard with plumbing and space for washing machine and tumble drier, 2 radiators, 2 further ceiling light points.

### First floor landing

Carpet, loft hatch, smoke alarm, radiator, large storage cupboard with hanging rail and fitted shelving, doors leading to

### Bedroom 1

Carpet, radiator, window to front aspect, built-in wardrobes with 3 mirrored sliding doors, door to En-suite Shower Room with double-width cubicle and mains fitment showerhead over, tiled surround, low flush WC, wash hand basin with storage under and tiled splashback, wall mounted mirrored storage cabinet, recessed spotlights, window, extractor, Amtico flooring.

### Bedroom 2

Carpet, radiator, window to front aspect, door to En-suite Shower Room with double-width cubicle and electric shower, tiled surround, low flush WC, wash hand basin with storage under and tiled splashback, wall mounted mirrored storage cabinet, recessed spotlights, window, extractor, Amtico flooring.

### Bedroom 3

Carpet, radiator, window to rear aspect, built-in wardrobes.

### Bedroom 4

Carpet, radiator, window to rear aspect, built-in wardrobes.

### Family bathroom

Panelled with mains fitment showerhead over, tiled surround, low flush WC, wash hand basin with storage under, mirrored storage cabinet, heated towel rail, recessed spotlights, window, extractor, Amtico flooring.

### Outside

To the front a large tarmac driveway providing off-road parking for several vehicles with paved steps leading to the front door with canopy porch, a border of ornamental shrubs, a rear access gate with up-and-over door to the front of the garage.

To the rear a large decked patio area perfect for entertaining with the remainder of the garden mostly laid to lawn with a barked border with array of ornamental shrubs and bushes, paved pathway leading to the side access with useful outside tap and power points.

### Services

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

### Outgoings

Council tax band E, payable 2024/25 £2775.29. Water and drainage - metered supply.

### Directions

Proceed north out of Hereford on Holmer Road, continuing towards the A49 Leominster. At the roundabout take the 1st exit onto Roman Road, continue along this road taking the right-hand turning onto The Point. Follow the road around to the right-hand side then taking the right turning onto Emperor Way, roughly 300 yards up the road there is a left-hand turning which services a small handful of houses and number 28 is situated at the end as indicated by the Agent's FOR SALE board.

### Viewing

By appointment with the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

**PEELE  
FOUR  
BEDROOM  
HOME**



**FIRST FLOOR**

**FIRST FLOOR:**

**BEDROOM 1**  
2.77m x 3.91m  
9'1" x 12'10"

**EN SUITE**

**BEDROOM 2**  
2.85m x 4.56m  
9'4" x 14'11"

**EN SUITE**

**BEDROOM 3**  
3.50m x 2.98m  
11'6" x 9'9"

**BEDROOM 4**  
3.42m x 2.98m  
11'3" x 9'9"

**BATHROOM**

**GROUND FLOOR:**

**LOUNGE**  
3.81m x 5.24m  
12'6" x 17'2"

**KITCHEN / DINING / FAMILY**  
5.59m x 7.62m  
18'4" x 25'0"

**UTILITY CUPBOARD**

**STUDY**  
2.66m x 2.30m  
8'9" x 7'7"

**CLOAKS**



**GROUND FLOOR**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>86</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		