

FOR
SALE



9 Dunnock Close, Holmer, Hereford HR4 9WG

£315,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, an attractive semi-detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of an enclosed garden, garage, driveway parking, gas central heating and double glazing, 3 bedrooms (1 en-suite) and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached house*
- *Popular residential location*
- *Ideal small family/first time buyer accommodation*
- *3 Bedrooms (1 en-suite)*
- *Gas central heating & double glazing*
- *EV charging point*
- *Garage & driveway parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door leading into the

Entrance Hall

Fitted carpet, carpeted stairs leading to the first floor, smoke alarm, fuseboard, ceiling light point, radiator and door leading into the

Living Room

Fitted carpet, 2 radiators, double glazed window to the front aspect, useful understairs storage cupboard and door leading into the

Kitchen/Dining Room

Fitted with a range of matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, 4-ring electric hob with extractor over, electric oven, integrated fridge/freezer, integrated dishwasher, vinyl flooring, recessed spotlighting, radiator, double glazed French doors and windows leading out to the rear and opening into the

Utility Space

Worksurface with space and plumbing below for washing machine, cupboard housing the Worcester Bosch gas central heating boiler, ceiling light point, vinyl floor and door into the

Downstairs WC

Low flush WC, wash hand-basin, extractor, radiator and vinyl flooring.

First floor landing

Fitted carpet, smoke alarm, loft hatch.

Master Bedroom

Fitted carpet, radiator, double glazed window to the rear aspect with views onto open countryside, double built-in wardrobe with mirrored sliding doors, gas central heating thermostat and door leading into the EN-SUITE SHOWER ROOM with double width shower cubicle with mains fitment showerhead over and tiled surround, low flush WC, wash hand-basin with tiled splashback, radiator, opaque double glazed window and extractor.

Bedroom 2

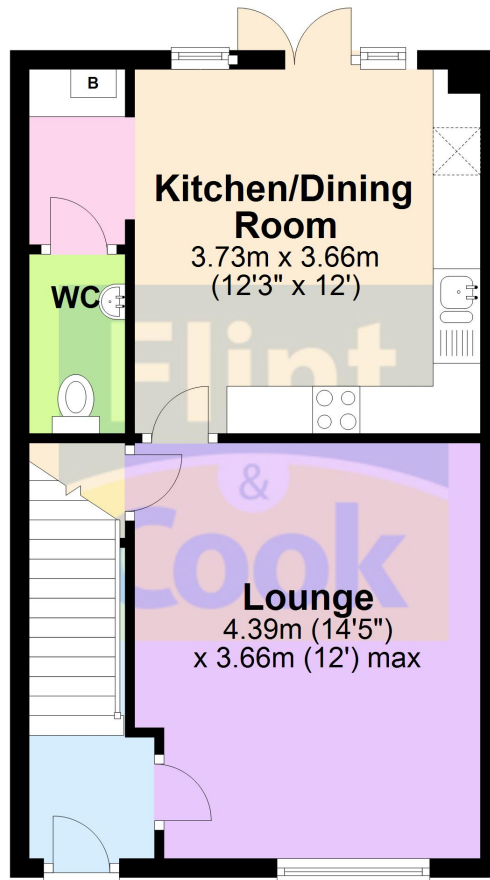
Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect and built-in cupboard with hanging rail and fitted shelves.

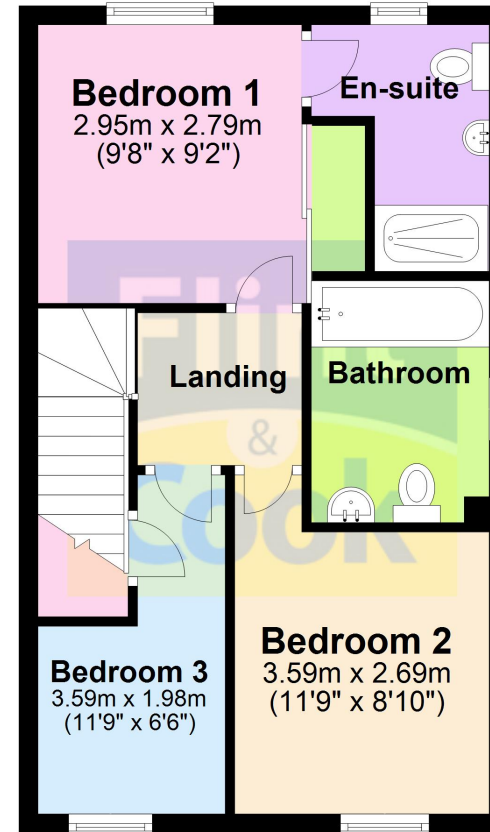
Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



Total area: approx. 79.7 sq. metres (857.8 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		