



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 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 right hand side hand side, you will see a Stooke Hill And Walshe For Sale Board. For those who use 'What3words' //gazed.atomic.snack



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(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.

1 Grayling Drive
Holmer Hereford HR4 9FB

£325,000



• No onward chain • No onward chain south facing garden • three bedroom, two bathroom • detached home • fantastic position

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Situated in the North of the city of Hereford, in the heart of a new development. This three bedroom and two bathroom Detached home has been lovingly maintained by the current vendors. Offering a range of benefits to include; private south facing garden, driveway parking. Viewing is highly recommended to appreciate this beautiful property and what it has to offer. 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:

Entrance Hall

Entered via Composite door, the hallway is a bright space, with LVT flooring, under stairs storage cupboard, carpeted stairs to first floor landing and ceiling light points. Further Doors leading to:

Cloak Room

The LVT flooring continues from the entrance hall into the cloakroom, ceiling light points above, low level W/C, radiator and wash hand basin with splash tile.

Lounge

4.75m x 3.26m (15' 7" x 10' 8") Double glazed windows to the front and side elevations, carpets, multiple power sockets with ethernet points, TV point and ceiling light point.

Kitchen/Dining Room

2.75m x 4.75m (9' 0" x 15' 7") Double glazed window to the side elevation as well as further double glazed French Doors opening out directly onto the patio entertaining area / garden, the kitchen has a wealth of upgrades from the basic specification when purchased, briefly comprising: Fitted wall and base units, roll top work surfaces, sink/drain with 1 & 1/2 bowl. Bosch electric oven, gas hob and cooker hood over, integrated fridge freezer, integrated washing/drying machine, LVT flooring continuing from the hall through the kitchen including the dining space, central heating radiator, further spot lights and power points.

FIRST FLOOR

Landing

Carpeted stairs from entrance hall leading to the first floor landing. Storage cupboard including stair bulk head, ceiling light point and loft access.

Bedroom 1

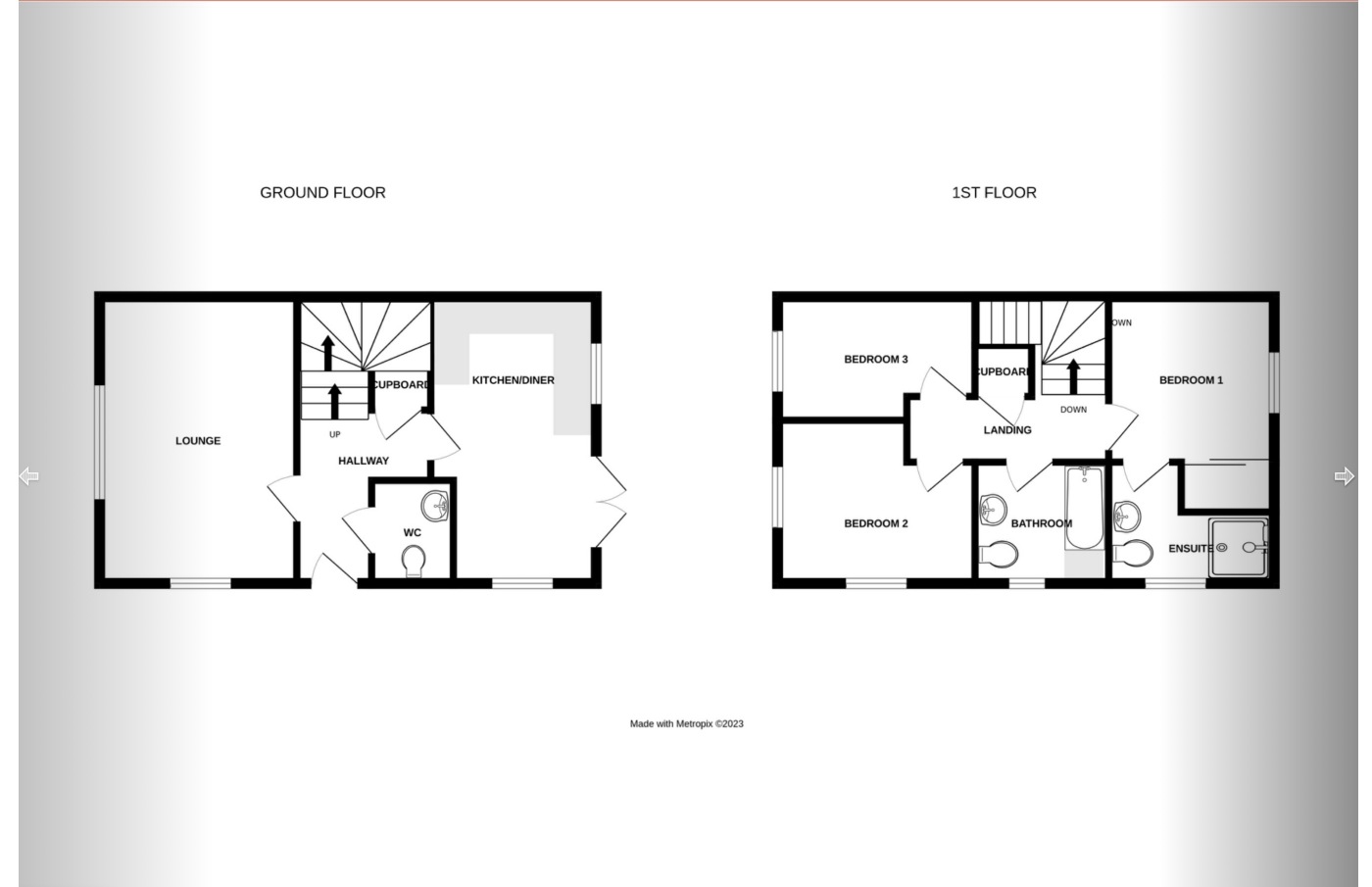
2.75m x 2.73m (9' 0" x 8' 11") The master bedroom including en-suite. Double glazed window to the side elevation, fitted wardrobe with mirror doors, carpet flooring, ceiling light point and further door with access to the:

En-Suite

The ensuite has a large shower cubicle with sliding glass door, a chrome shower head over, wall tiling, heated towel rail, low level w/c, wash hand basin, double glazed window to the front elevation with obscured glass, spot lights.

Bedroom 2

3.24m x 2.63m (10' 8" x 8' 8") Double glazed windows to the side and front elevation, carpeted flooring, ceiling light point and countryside views beyond the development.



Bedroom 3

3.26m x 2.05m (10' 8" x 6' 9") Double glazed window to the side elevation, carpeted flooring, ceiling light point and countryside views beyond the development.

Bathroom

Fully fitted suite, partly tiled with ceramic floor tiles and further wall tiling, chrome shower head over bath. low level w/c, wash hand basin, white heated towel radiator and double glazed obscured window to the front elevation, spot lights and extractor fan above.

OUTSIDE

The property offers off road parking for at least three vehicles or more! Including a large single garage with up and over door. There is a wrap around style garden leading from the rear to the front of the property.

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.



At a glance...

- ✓ Lounge 4.75m x 3.26m (15'7" x 10'8")
- ✓ Kitchen/Dining Room 2.75m x 4.75m (9'0" x 15'7")
- ✓ Bedroom 1. 2.75m x 2.7m (3'9" x 8'11")
- ✓ Bedroom 2. 3.24m x 2.63m (10'8" x 8'8")
- ✓ Bedroom 3. 3.26m x 2.05m (10'8" x 6'9")

And there's more...

- ✓ Substantial upgrades
- ✓ Close to local amenities
- ✓ Popular residential area