

FOR
SALE



5 Admiral Road, Holmer, Hereford HR4 9EY

£250,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a modern two bedroom semi detached house offering ideal first time buyer accommodation. The property which comprises two double bedrooms (1 en-suite), living room, kitchen/diner, utility area and downstairs W/C also has the added benefit of gas central heating, double glazing, parking for two and is being sold with no onward chain. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Modern semi-detached house*
- *Two double bedrooms, 1 en-suite*
- *Ideal first time buyer home*
- *No onward chain!*
- *Gas central heating & double glazing*
- *Parking & garden*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door leading into

Entrance hall

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

Living room

With wood effect flooring, ceiling light point, radiator, useful under stair storage cupboard, double glazed window to the front aspect and door into

Kitchen/dining room

Fitted with wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, 4 ring electric hob with oven below and extractor over. Space for freestanding fridge/freezer and under counter washing machine, ample space for dining table, radiator, recess spotlights, double glazed french doors out to the rear garden and door into

Utility area

With space for under counter washing machine, work surface space, wall mounted boiler and door into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, ceiling light point and vinyl flooring.

First floor landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom 1 with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window, built in wardrobes with mirrored sliding doors and door into

En-suite

Double width shower cubicle with mains rainfall shower head over, wash hand basin, low flush w/c, heated towel rail, double glazed window, tiled floor, recess spotlights.

Bedroom 2

With fitted carpet, two double glazed windows, radiator, ceiling light point, built in wardrobe.

Bathroom

Three piece white suite comprising panelled bath with handheld shower attachment with part tiled surround, low flush w/c, wash hand basin, heated towel rail, double glazed window, tiled floor.

Outside

To the rear a low maintenance garden with paved patio area and pathway leading to the side access gate, the remainder of the garden is laid to lawn and enclosed by fencing, useful outside storage shed. To the front, two allocated parking spaces.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the first left over the bridge towards

Holmer Road, continue up Holmer Road towards the Starting Gate roundabout and take the first exit left onto Roman Road, head past the Crescent and take the right hand turning at the traffic lights onto 'The Point' (Bloor Homes) continue along this road and turn right onto Emperor Way and then take the left hand turning signposted Admiral Road.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band C - Amount Payable 2025/26 £2,177

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, 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.

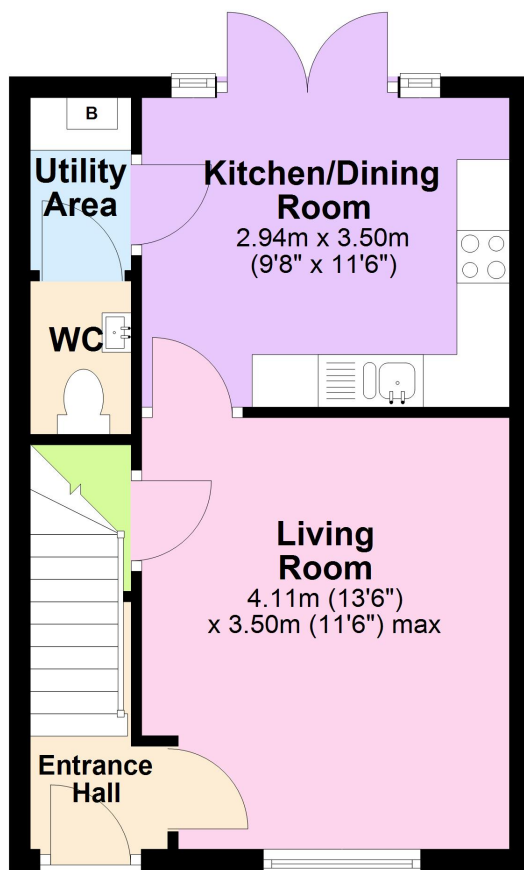
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

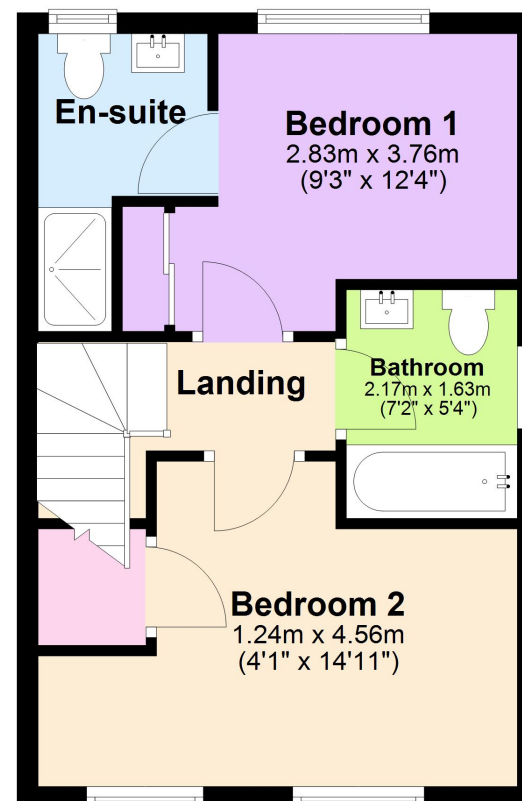
Ground Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 65.2 sq. metres (702.1 sq. feet)

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.

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| 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 | | |
| EU Directive 2002/91/EC | | |