



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'C'

**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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

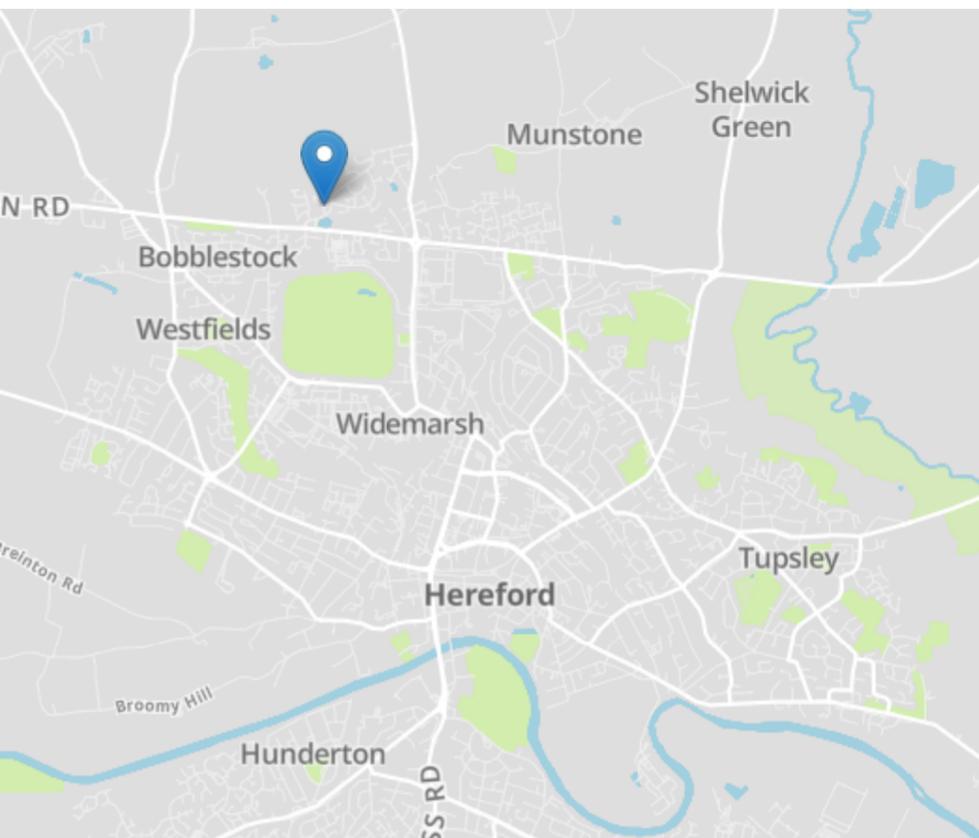
3 Swallowtail Road  
Holmer Hereford HR4 9EF

**£260,000**



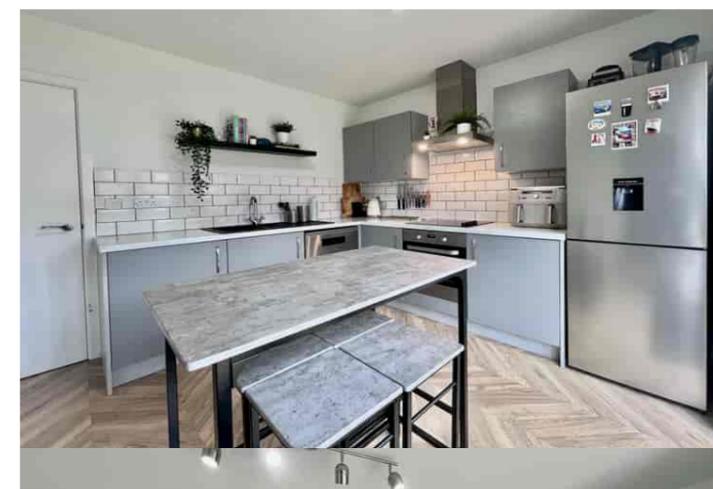
**DIRECTIONS**

Hereford Point development can be found off the A4103 Roman Road just 200m to the west of Hereford Racecourse entrance. Once on the development, continue along Hedgerow Way taking the 3rd left hand turn onto Swallowtail Road, and the property can be found on the left hand side, as indicated by the Stooke Hill And Walshe For Sale Board. For those who use 'What3words' //fees.covers.cliff



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	83	
(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			

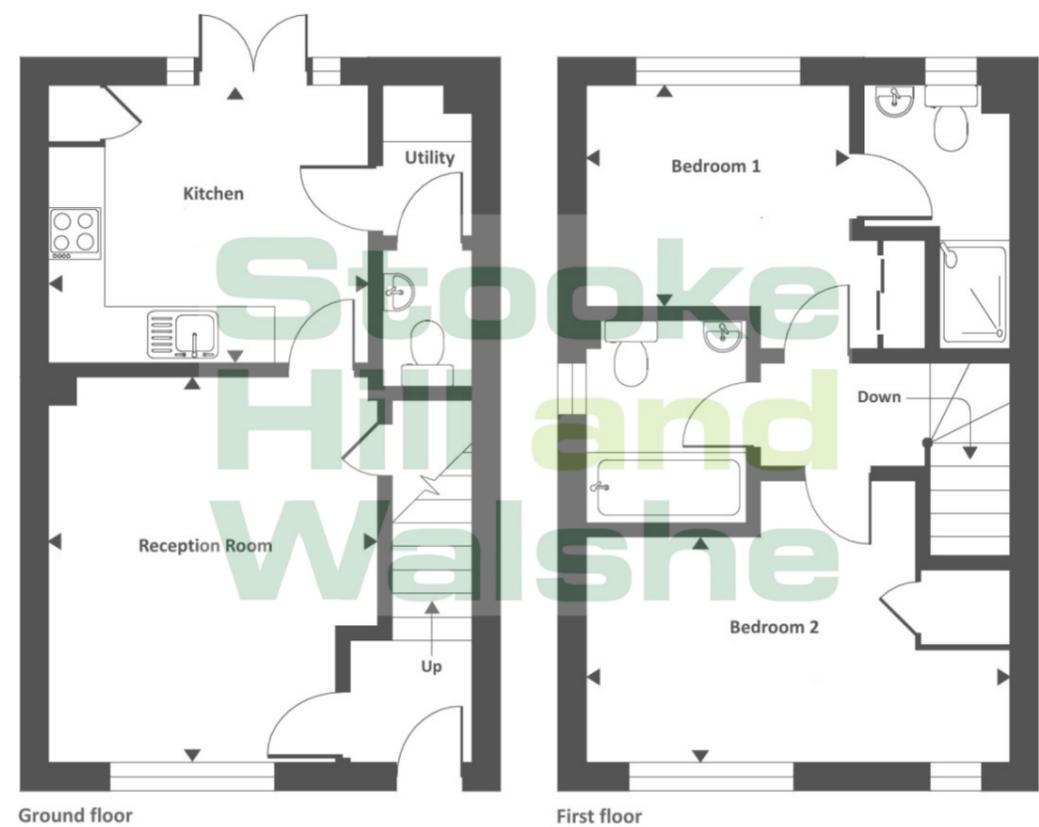
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• VIRTUAL TOUR AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • 2 bed semi detached property • en-suite to master bedroom

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

## OVERVIEW

A semi detached property, in a cul de sac position, comprising gas fired central heating, double glazing, kitchen/dining room, utility, lounge, 2 bedrooms, en-suite and family bathroom, garden, and 2 vehicle off road parking.

Holmer is a parish located on the northern edge of the city and in close proximity is Holmer church, excellent primary school, Holmer heath 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:

Steps from the front elevation lead to the front elevation and door:

### Entrance Hall

With natural oak effect herringbone laminate flooring, radiator, thermostat, ceiling light point and power point.

### Lounge

3.5m x 4.175m (11' 6" x 13' 8")

With continued laminate flooring, double glazed window to the front elevation, radiator, ceiling light point, spot lights, Media wall with an abundance

of media points and power points, and full size door to under stairs storage cupboard with ample coat and shoe space, and also houses the mains electrical consumer unit and data service points.

### Utility Room

1.8m x 1.1m (5' 11" x 3' 7")

With continued flooring, space and plumbing for washing machine, soft close fitted base unit with roll top working surfaces, wall mounted Ideal Logic combination boiler, and ceiling light point.

### Kitchen/Diner

3.25m x 3.5m (10' 8" x 11' 6")

With continued flooring, ceiling light point, soft close fitted wall and base units, Carron Phoenix 1.5 bowl sink with drainer and splash tiling, Zanussi 4 ring electric hob, oven under and cooker hood, space for fridge/freezer, space and plumbing for dishwasher, space for dining table, and double glazed french doors with window panels either side.

Door to:

### Downstairs Cloakroom

With continued flooring, low level WC, radiator, wash hand basin with chrome mixer tap and splash tiling over and ceiling point extractor fan.

From the reception hall a fitted carpeted stairs leads to:

## FIRST FLOOR

### Landing

With ceiling light point, loft access, power point and carpet flooring.

### Bedroom 1

2.9m x 3.8m (9' 6" x 12' 6")

With carpet flooring, ceiling light point and spot light point, radiator, double glazed window to the rear west facing elevation, ample power points, and TV point and telephone point.

Door to:

### En-Suite

With lino flooring, spot lights, obscured glass double glazed window to the rear elevation, a fully tiled good size shower cubicle with 2 chrome shower heads, low level WC, radiator, wall mounted mirrored door vanity unit, wash hand basin with chrome mixer tap and tiled splash back, and ceiling extractor fan.

### Bedroom 2

4.6m x 3.1m (15' 1" x 10' 2")

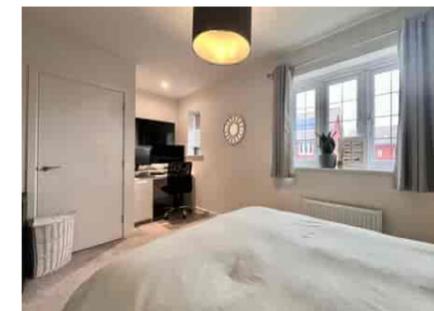
With carpet flooring, ceiling and spot light point, 2 double glazed windows to the front elevation, radiator, power points, full size door over the stair bulkhead which gives ample storage, a good size room which has a suitable area for either further storage or a desk to work from home.

### Bathroom

With lino flooring, spots lights, ceiling extractor fan point, fully tiled surrounding the bath with chrome mixer tap over, and shower attachment, low level WC, chrome mixer tap over the wash hand basin, shaver point, tall tower radiator, and obscured glass double glazed window to the side elevation.

### OUTSIDE

The property is approached over a dropped curb onto a tarmacadamed driveway, where the front garden is predominantly laid to lawn with shrubs and flowers dispersed allowing privacy from the front reception room. The west facing rear garden, is accessed from both the side of the property, and from the kitchen/dining room, which is predominantly laid to lawn with fencing around the boundary and a small patio seating area.



## At a glance...

- Lounge 3.5m x 4.175m (11' 6" x 13' 8")
- Kitchen/Dining Room 3.25m x 3.5m (10' 8" x 11' 6")
- Utility Room 1.8m x 1.1m (5' 11" x 3' 7")
- Bedroom 1. 2.9m x 3.8m (9' 6" x 12' 6")
- Bedroom 2. 4.6m x 3.1m (15' 1" x 10' 2")

## And there's more...

- Recently constructed development
- Abundance of open green space/play area
- Close to local amenities
- Popular residential area

## 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.