

FOR  
SALE



16 Turnberry Drive, Holmer, Hereford HR1 1LP

£339,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in a popular residential location, a 3 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, 3 bedrooms, garage and driveway parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *Popular residential area*
- *Quiet cul-de-sac position*
- *3 Bedrooms*
- *Garage & driveway parking*
- *Ideal family accommodation*



## ROOM DESCRIPTIONS

### uPVC front entrance door into

#### Entrance Hall

Wooden flooring, radiator and doors to the

#### Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, heated towel rail, opaque window to the front aspect, fuseboard.

#### Living Room

Wooden flooring, radiator, gas central heating thermostat, carpeted stairs leading to the first floor, smoke alarm, window to the front aspect and door into the

#### Kitchen/Dining Room

Kitchen area fitted with modern wall and base units and tiled splashbacks, 1½ bowl stainless steel sink and drainer, 4-ring gas hob and electric oven with extractor hood over, integrated dishwasher, space for free-standing fridge/freezer, breakfast bar, window to the rear garden, recessed spot lighting, tiled floor and access door into the garage. Dining area with wooden flooring, 2 radiators, window and sliding doors into the

#### Conservatory

Wooden flooring, radiator, windows and French door into the garden.

#### First floor landing

Fitted carpet, loft hatch, useful storage cupboard and doors to

#### Bedroom 1

Fitted carpet, radiator, window to the front aspect and built-in wardrobes.

#### Bedroom 2

Fitted carpet, radiator and window to the rear aspect.

#### Bedroom 3

Fitted carpet, radiator and window to the rear aspect.

### Outside

To the front of the property a tarmac driveway with parking leads to the garage with up-and-over door, worksurface with under-counter space for washing machine and tumble dryer, light and power, gas central heating boiler and door to the rear garden. There is also a large gravelled area providing off-road parking with a range of shrubs and plants. To the rear there is a paved patio area - perfect for entertaining and this leads to the remainder of the garden which is laid to lawn with a range of plants and shrubs and enclosed by fencing with a side access gate and useful outside tap.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band D - payable 2023/24 £2163.19

Water and drainage - metered supply.

### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

What3words - admit.paints.fires



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			