

FOR  
SALE



7 Admiral Road, Holmer, Hereford HR4 9EY

£320,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, a modern three bedroom detached home being sold with the added benefit of no onward chain. The property comprises large lounge, kitchen/dining room & downstairs W/C to the ground floor, there are three bedrooms, one en-suite and family bathroom to the first floor. The property also benefits from a low maintenance rear garden, driveway parking and single garage. A viewing is highly recommended.

## POINTS OF INTEREST

- *Modern detached house*
- *Three bedrooms, 1 en-suite*
- *No onward chain!*
- *Popular residential location*
- *Garage, driveway & gardens*
- *Ideal first buyer/small family accommodation*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the

### Entrance hallway

With wood effect flooring, ceiling light point, radiator, central heating thermostat, carpeted stairs leading up with useful understair storage cupboard and doors to

### Downstairs W/C

With wood effect flooring, low flush w/c, wash hand basin with tiled splashback, radiator, ceiling light point and extractor.

### Lounge

A spacious light and airy lounge with fitted carpet, dual aspect double glazed windows, ceiling light point, two radiators.

### Kitchen/dining room

A modern fitted kitchen with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated appliances to include four ring electric hob with oven below and extractor over, fridge/freezer, dishwasher and under counter space for washing machine. Cupboard housing the gas central heating boiler, recess spotlights, dual aspect double glazed windows to the front and side with french doors opening out onto the rear patio, ample space for a dining table with ceiling light point over and radiator.

### First floor landing

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

### Bedroom one with en-suite

Main bedroom with fitted carpet, radiator, ceiling light point, double glazed window overlooking the rear garden, double built in wardrobe with mirrored sliding doors and door into the

En-suite shower room

With double width shower cubicle, mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with tiled splashback, heated towel rail, recess spotlights, double glazed window and tiled floor.

### Bedroom two

A second double bedroom with fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the side and front aspects.

### Bedroom three

A single bedroom/study/dressing room with fitted carpet, radiator, ceiling light point and double glazed window.

### Bathroom

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

### Outside

To the rear, a paved patio area perfect for entertaining with the remainder of the garden laid to lawn and enclosed by fencing with a small border or ornamental shrubs. A side access gate provides access to the tandem length tarmac driveway providing off road parking and access to the garage with up and over door to front, light and power.

### Directions

Proceed north out of Hereford along Holmer Road, at the starting gate roundabout take the first exit left onto Roman Road, continue along this road past the entrance for Hereford Racecourse and take the next right turning at the traffic lights onto "The Point", follow the road round and take the right hand turning onto Emperor Way, the property is then found on the corner of Admiral Road.

### Services

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

### Outgoings-

Council tax band 'D'; - £2,449 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	95
A		
(81-91)		
B		
(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		