

FOR
SALE



9 Avocet Road, Holmer, Hereford HR4 9WA

£450,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a fantastic four double bedroom modern detached house offering ideal family accommodation. The property offers spacious accommodation throughout with a spacious lounge, downstairs W/C, integral garage, utility and fantastic kitchen/dining/family room to the rear opening out onto the low maintenance rear garden. To the first floor, four great sized double bedrooms, two en-suites and bathroom. The property benefits from gas central heating, double glazing and we highly recommend a viewing.

POINTS OF INTEREST

- *Four double bedrooms, 2 en-suites*
- *Modern detached house*
- *Ideal family home!*
- *Immaculately presented throughout*
- *Garage, garden and driveway parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Recessed entrance porch with entrance door leading into the

Entrance hall

With matwell, vinyl flooring, two ceiling light points, smoke alarm, radiator, carpeted stairs leading up, useful storage cupboard, central heating thermostat and doors to

Living room

With fitted carpet, two ceiling light points, radiator and double glazed bay window to the front aspect with fitted blinds.

Downstairs W/C

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

Kitchen/dining/family room

A fantastic space for all the family with a modern fitted kitchen. Comprising white high gloss fitted wall and base units with cement effect work surfaces space, 1 1/2 bowl sink and drainer unit, integrated appliances to include four ring electric hob with extractor over, integrated oven, dishwasher and fridge/freezer. Three velux windows, one double glazed windows and double glazed doors opening out onto the rear garden allow for natural light to flow through with ample space for dining and further space for a seating area/ snug with a second set of French doors leading out. The kitchen then opens up into the

Utility room

With fitted work surface space, one fitted base cupboard with space either side for washing machine and tumble dryer, a cupboard houses the gas central heating boiler and a door provides access to the rear.

Integral garage

With access from the up and over door to front and personal door off the entrance hallway, light and power.

First floor landing

With fitted carpet, ceiling light point, loft hatch, radiator, central heating thermostat, useful airing cupboard housing the hot water cylinder and doors to

Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, double glazed window with fitted blind overlooking the front aspect and fitted triple wardrobe with sliding doors, a door then provides access into the

En-suite shower room

A double width shower cubicle with tiled surround and mains fitment shower head over, low flush w/c, wash hand basin with tiled splash back and mirrors cupboard over, radiator, recess spotlights, extractor and tiled floor.

Bedroom two with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect with fitted blind, ample space for wardrobes and a door leading into the

En-suite shower room

With double width shower cubicle and mains fitment shower head over with tiled surround, low flush w/c, and wash hand basin with tiled splash back, radiator and double glazed window.

Bedroom three

A third good sized double bedroom with fitted carpet, radiator, double glazed window to the rear aspect with fitted blind, ceiling light point and ample space for wardrobes.

Bedroom four

A fourth double bedroom with fitted carpet, radiator, ceiling light point, double glazed window with fitted blind and ample space for wardrobes.

Bathroom

Three piece suite comprising panelled bath with handheld shower attachment, low flush w/c, wash hand basin with tiled splash back, heated towel rail, double glazed window with fitted blind, extractor, wood effect flooring and recess spotlights.

Outside

To the rear, both sets of French doors open out onto the rear patio perfect for entertaining with steps leading up an area of lawn, a further varied area with stoned border enclosed by fencing. A paved pathway provides access to the side gate leading to the front. There is a useful outside tap and door leading back into the utility room.

To the front a tarmac driveway with a paved pathway and area of lawn.

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 heading past the racecourse and taking the right hand turning at the traffic lights onto the point, take the first left and proceed straight ahead on the property is situated after the last left hand turning.

Services

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

Outgoings-

Council tax band E- £2,993 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

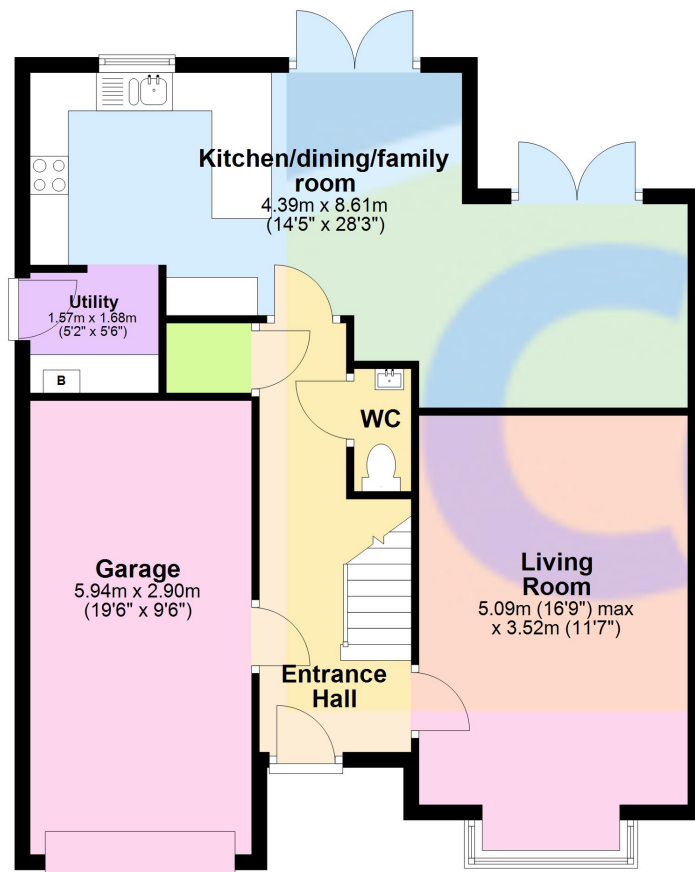
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

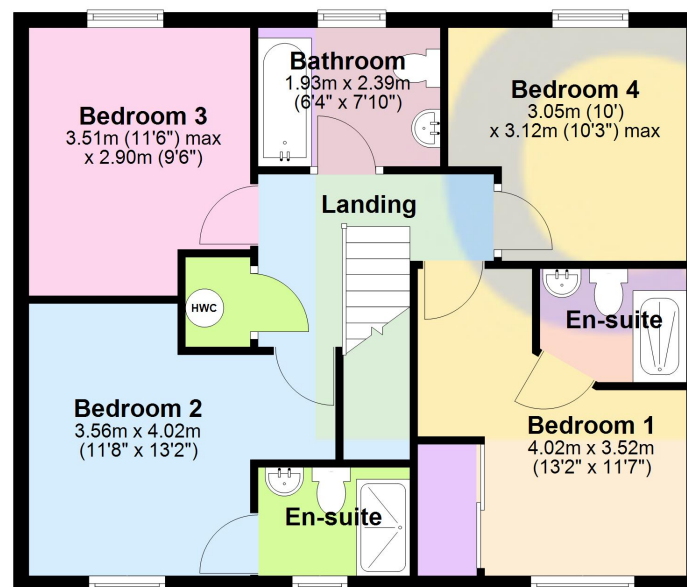
Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 140.3 sq. metres (1510.3 sq. feet)

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 92 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 83 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |