

FOR
SALE



23 Turnberry Drive, Holmer, Hereford HR1 1LP

£315,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the northern outskirts of the city, a spacious 3 bedroom detached house offering ideal family/retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, 3 reception rooms, ensuite shower room, garage and driveway and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Spacious 3 bedroom detached house*
- *2 reception rooms, fitted kitchen & breakfast room*
- *Ensuite Shower Room*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With outside light, meter cupboards and entrance door through to the

Reception Hall

With laminate flooring, radiator, central heating thermostat, under stairs store cupboard, carpeted staircase to the first floor and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back and mirror over, radiator, laminate flooring, double glazed window with blind.

Lounge

With laminate flooring, radiator, double glaze window to the front aspect, coved ceiling, feature fire surround with hearth, display mantle and electric coal effect fire and double doors through to the

Dining Room

With laminate flooring, double radiator, coved ceiling, double glazed sliding patio door to the rear garden and door to the

Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with tiled splash backs, 1 ½ bowl sink unit with mixer tap over, laminate flooring, radiator, central strip lighting, built in oven and gas hob with cooker hood over, wall mounted gas central heating boiler with time control, double glazed window overlooking the rear garden, space for appliances, access door from the reception hall and archway through to the

Breakfast Room

With tiled floor, double radiator, access hatch to the loft storage space and double glazed sliding door to the rear.

First Floor Landing

With fitted carpet, access hatch to the loft space, double glazed side window and built in airing cupboard.

Bedroom 1

With laminate flooring, radiator, double glaze window to the rear, space for wardrobes and door to the

Ensuite Shower Room

With shower cubicle with glazed door, pedestal wash hand basin with tiled splash back and shelf over, low flush WC, radiator, shaver socket, extractor fan, double glazed side window and tiled floor.

Bedroom 2

With fitted carpet, radiator, coved ceiling and a double glazed window to the front aspect.

Bedroom 3

With laminate flooring, radiator, coved ceiling and a double glazed window to the rear.

Bathroom

With suite comprising panelled bath with hand grips, partially tiled wall surround and hand held shower attachment over, low flush WC, pedestal wash hand basin, tiled floor, radiator, shaver socket and double glazed window with blind.

Outside

To the front of the property there is a good sized driveway providing off road parking and turning facilities, this leads to the

Garage

With up and over door, power and light points and ample storage space.

The front garden is laid to lawn and is enclosed by hedging and fencing for privacy.

To the rear of the property there is a good sized decked area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and enclosed by hedging and fencing. With the rear garden facing south it creates a real sun trap. There is also a useful outside tap and side access gate.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band D - £2,385 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Edgar Street turning left at the roundabout onto Newtown Road and then right at the next roundabout onto Holmer Road. At the Starting Gate roundabout turn right onto Roman Road and after approximately 600 yards turn left into Attwood Drive and then first left into Turnberry Drive.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

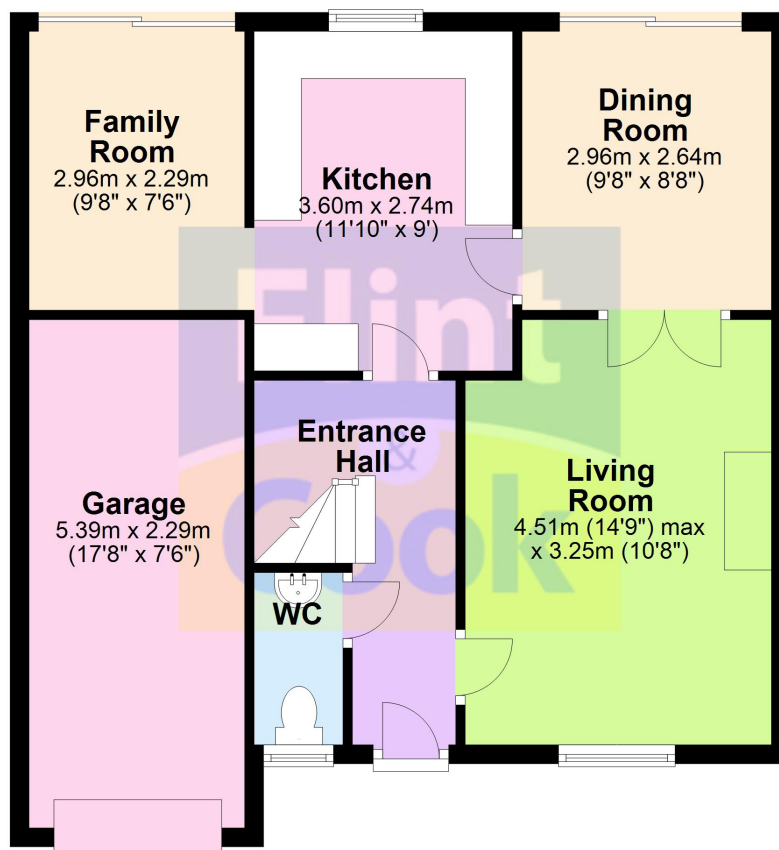
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

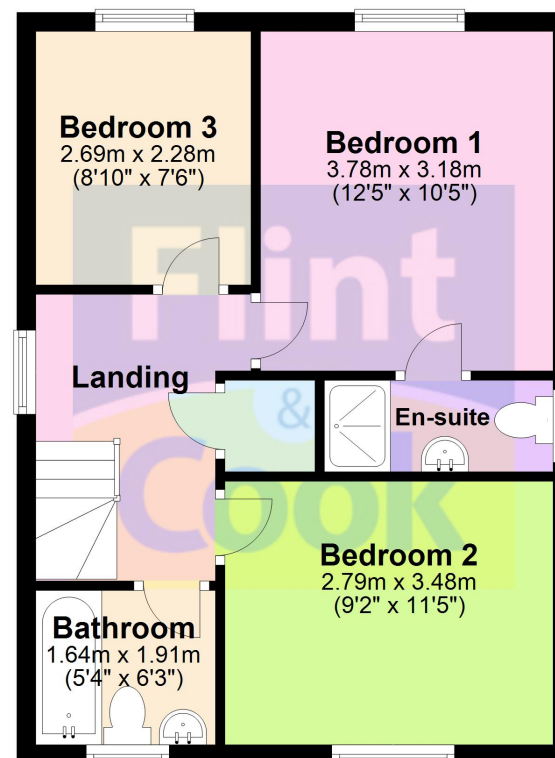
Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	63		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			