



14 TURNBERRY DRIVE HOLMER, HEREFORD HR1 1LP

Asking Price £325,000
FREEHOLD

Situated in this popular residential location, an extended three bedroom detached home being sold with no onward chain and offering ideal first time buyer/ family accommodation. The property offers spacious & flexible living throughout with three reception rooms, part converted garage store and downstairs W/C with three bedrooms, one en-suite and bathroom to the first floor. The property also benefits driveway parking and an enclosed garden. A viewing is highly recommended.



14 TURNBERRY DRIVE

- Popular residential location
- Ideal for first time buyers/ families
- Three bedroom detached house
- Must be viewed
- Sold with no onward chain
- Three receptions, downstairs W/C & en-suite



Ground Floor

With canopy porch and upvc entrance door leading into the

Entrance Hall

With mat well, fitted carpet, radiator, ceiling light point, central heating thermostat, carpeted stairs leading up with useful under stair storage and doors leading into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, double glazed window, ceiling light point and radiator.

Living Room

With wood flooring, coving, radiator, large double glazed window to the front aspect and a large opening into the

Dining Room

With wood flooring, ceiling light point, coving, radiator, double glazed sliding doors to the rear garden and door leading into the

Kitchen

Comprising a range of fitted wall and base units with ample work-surface space over, sink and drainer unit, tiled splash backs, integrated four ring gas hob with electric oven below and cooker hood over, under counter space for a washing machine and under counter space for a tumble dryer with freestanding space for a fridge/freezer, there is a double glazed window to the rear, a radiator, door leading back into the entrance hall and archway into the

Breakfast Room/Study

With carpet, spotlights, radiator, loft hatch, double glazed sliding doors to the rear garden and bi-folding door to the

Store Room

Part of the former garage and offering a flexible space with radiator, strip light, pedestal wash hand basin and door to the side access pathway.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window, airing cupboard housing the hot water cylinder and doors to

Bedroom One with En-suite

A spacious main bedroom with wood effect flooring, radiator, central ceiling light, double glazed window to the rear aspect, ample space for wardrobes and door into the

En-suite shower room which comprises a walk in shower with mains fitment shower head, tiled surround and glass door, low flush w/c, wash hand basin, radiator, double glazed window and part tiled surround.

Bedroom Two

A second double bedroom with fitted carpet, central ceiling light point, radiator, ample space for wardrobes and double glazed window to the front aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising a panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, radiator and double glazed window.

Outside

To the rear there is a brick paved patio area perfect for entertaining with steps leading to the remainder of the garden which is laid to lawn. The garden is enclosed by a mix of brick walling and fencing. There is a side access pathway leading to the side gate and a useful outside tap. To the front there is a brick paviour driveway providing off road parking with access to the garage store with up and over door to front. There is a side access gate to the rear garden.

Directions

Proceed north out of Hereford on Holmer Road, at the roundabout take the third exit onto Roman Road, take the left hand turning signposted for Attwood Lane and then take the first left onto Turnberry Drive.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

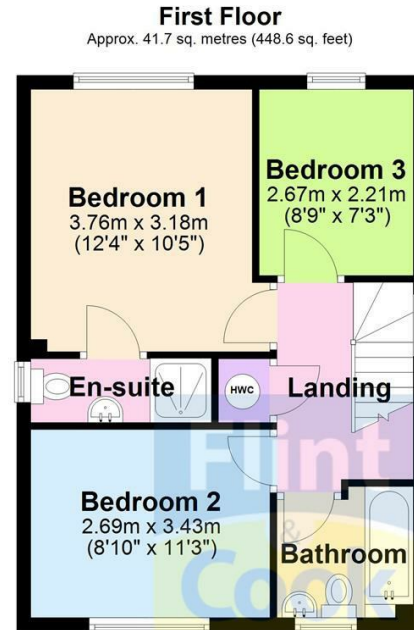
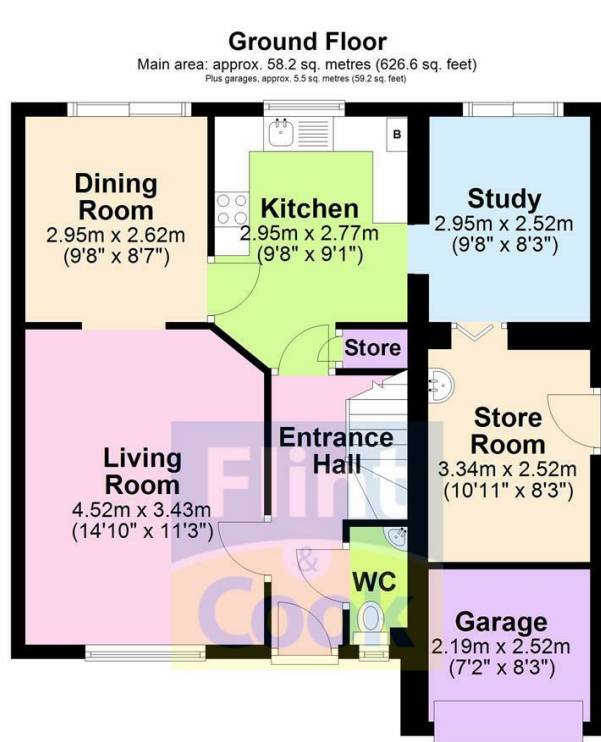
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Main area: Approx. 99.9 sq. metres (1075.2 sq. feet)
Plus garages, approx. 5.5 sq. metres (59.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Hereford Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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