



3 GATEKEEPER DRIVE HOLMER, HEREFORD HR4 9EH

£275,000
FREEHOLD

Situated on this popular residential estate north of Hereford City, a fantastic two double bedroom semi detached making the perfect first time buyer home and being sold with the added benefit of no onward chain. The property which was constructed in 2021 benefits from the remainder of its 10 year NHBC warranty and comprises; entrance hall, a spacious lounge, modern fitted kitchen/dining room, utility and downstairs W/C. To the first floor, main bedroom with ensuite shower room, a second double bedroom & bathroom. The property also benefits from driveway parking & a good sized enclosed private rear garden. A viewing is highly recommended.



3 GATEKEEPER DRIVE

- Modern semi detached house
- Driveway parking & good sized enclosed garden
- Ideal for first time buyers
- Two bedrooms, two bathrooms & downstairs W/C
- Immaculately presented throughout
- Must be viewed!



Ground floor

With canopy porch and composite entrance door leading into the

Entrance hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up and door leading into the

Living room

With wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect, useful under stair storage cupboard and door into the

Kitchen/dining room

An immaculately presented kitchen with matching matte blue wall and base units with work surface space over, 1 1/2 bowl sink and drainer unit, integrated appliances to include fridge/ freezer, dishwasher, four ring electric hob and oven with cooker hood over, ample space for a dining table with double glazed windows and french doors out to the rear garden. A door then leads into the

Utility room

With wall mounted gas central heating boiler, work surface space with under counter space and plumbing for washing machine, a door then leads to the

Downstairs W/C

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

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom one with en-suite

With fitted carpet, radiator, ceiling light point, ample space for wardrobes, double glazed window to the rear aspect and door into the

En-suite shower room

A fitted suite comprising large walk in shower with glass opening door, tiled surround and mains fitment rainfall shower head over, low flush w/c, wash hand basin with tiled splash back, heated towel rail and double glazed window.

Bedroom two

A good sized second bedroom with fitted carpet, ceiling light point, radiator, two double glazed window to the front aspect, ample space for wardrobes and large storage cupboard.

Bathroom

A modern suite comprising panelled bath with mains fitment shower head over, tiled surround and glass screen, low flush w/c, wash hand with tiled splash back, heated towel rail and double glazed window.

Outside

To the rear a fantastic low maintenance garden with paved patio, a large area of stone with steps and

stoned pathway leading to a lawned area of garden and wooden storage shed. There is a useful outside tap and wooden side access gate leading out to the front.

To the front there is a tarmac driveway providing off road parking.

Directions

From Hereford proceed north along Holmer Road heading towards the A49, at the roundabout take the second exit over onto the A49 and proceed to the second set of traffic lights taking the left turn onto 'The Point', proceed along Hedgerow Way and take the third right turn onto Gatekeeper Drive where the property is situated immediately on the left hand side.

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.

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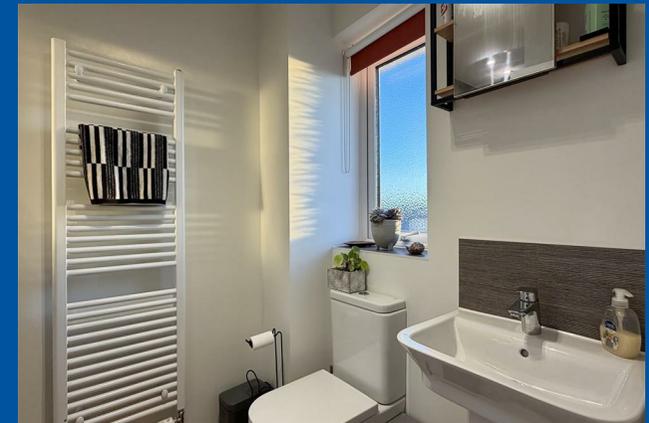
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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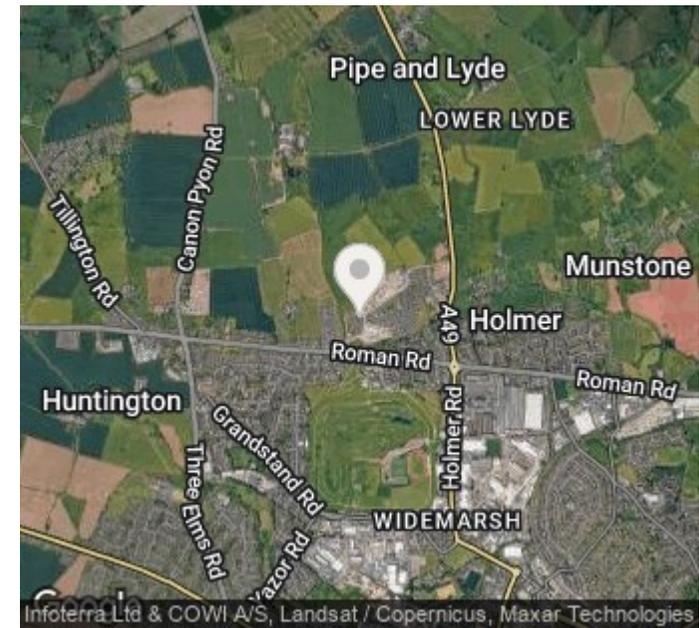




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

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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