



8 DUNNOCK CLOSE

HOLMER, HEREFORD HR4 9WG

Asking Price £305,000
FREEHOLD

Peacefully situated on the edge of Hereford city centre, an impressive modern 3-bedroom semi-detached house offering ideal first time buyer/family accommodation. The property, which is in excellent decorative order has the benefit of en-suite shower room, garage and long driveway, private rear garden and we strongly recommend an internal inspection.



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- Modern semi detached house
- Driveway, garage & enclosed garden
- Three bedrooms, one en-suite
- Popular residential development
- Ideal for a first time buyer
- Must be viewed!



Introduction

The property is within easy driving distance of Hereford city centre but there is also a wide range of amenities nearby including shops, school, church, supermarket, countryside walks and bus service.

In more detail the accommodation comprises: -

Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, wall mounted fuse box, carpeted stairs leading up, space for coat and shoe storage and a door leading into the

Living Room

A spacious lounge with a panelled wall, wood effect flooring, radiator, double glazed window to the front aspect, useful under stair storage cupboard and a door leading into the

Kitchen/Dining Room

A light and airy kitchen/diner with high gloss fitted wall and base units with ample work surface space over and tiled splash backs, 1 1/2 bowl sink and drainer unit, four ring electric hob, electric oven, integrated dishwasher, space for a freestanding fridge/freezer, ample space for dining with double glazed french doors leading out to the rear garden, wood effect flooring, spotlights, radiator and an opening into the

Utility Area

With fitted work surface space, under counter space and plumbing for a washing machine, cupboard housing the gas central heating boiler, ceiling light point and door into the

Downstairs W/C

Comprising a 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

A spacious main bedroom comprising fitted carpets a central ceiling light, radiator, door into the en-suite shower room, central heating thermostat, fitted wardrobes with mirrored sliding doors and a double glazed window to the rear aspect overlooking the rear garden and neighbouring countryside. The ensuite shower room comprises a large double width walk in shower, wash hand basin with tiled splash back, low flush w/c, ceiling light point, radiator, vinyl flooring and double glazed window.

Bedroom Two

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

Bedroom Three

Comprising fitted carpet, radiator, ceiling light point,

double glazed window to the front aspect and large built in storage cupboard with hanging rail and fitted shelving.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with tiled splash back, heated towel rail and double glazed window.

Outside

To the rear there is a low maintenance garden comprising two paved patio areas perfect for entertaining and a good sized area of lawn, enclosed by fencing with a useful side access gate and useful outside tap. To the front there is a tandem length double driveway with access to the garage store with up and over door, light and power.

Office/Garden Room

The rear of the garage has been converted into a beauty treatment room offering an ideal space for a home office, play room or garden room with wood effect flooring, double glazed window and door, spotlights and wash hand basin with storage under.

Directions

Proceed north out of Hereford city on the A49 Leominster Road and turning left at the Starting Gate roundabout onto Roman Road. After approximately half a mile turn right at the traffic lights onto Hedgerow Way, first left into Avocet Road and then third left into Dunnock Close.

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.

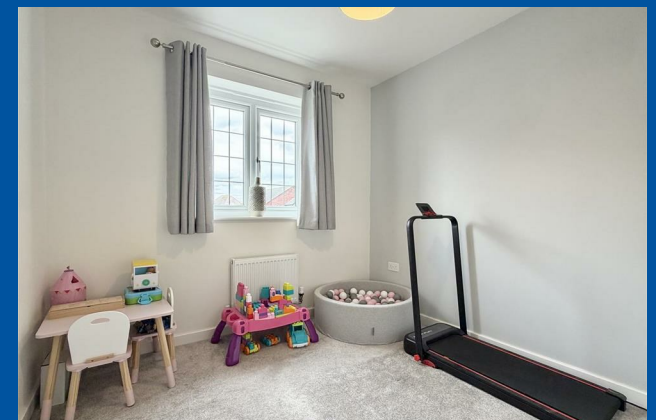
Tenure & Possession

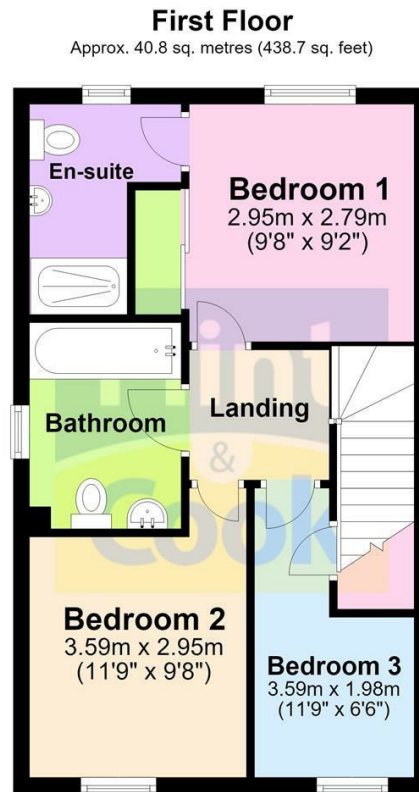
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

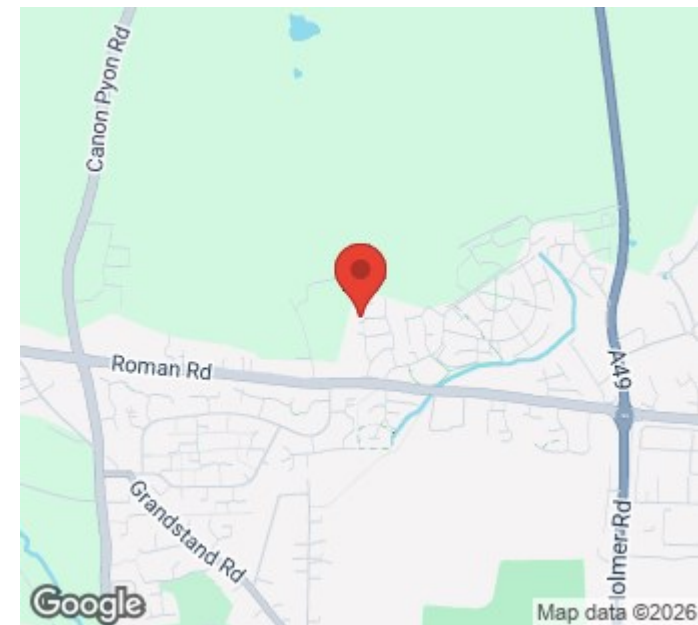
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Total area: approx. 80.2 sq. metres (862.8 sq. feet)

EPC Rating: B Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

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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