



41 HEDGEROW WAY

HOLMER, HEREFORD HR4 9FF

£79,300
LEASEHOLD

Situated in this popular residential location, a modern three storey, three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property benefits from gas central heating, double glazing, ample driveway parking and enclosed rear garden. The property is being sold as a 26% shared ownership and we highly recommend a viewing.



41 HEDGEROW WAY

- Shared ownership at 26%
- Three bedroom semi detached house
- Gas central heating & double glazing
- Ideal first timer/family accommodation
- Must be viewed!
- Popular residential location

Full Description

Situated in this popular residential location, a modern three storey, three bedroom semi detached house offering ideal first time buyer/small family accommodation. The property benefits from gas central heating, double glazing, ample driveway parking and enclosed rear garden. The property is being sold as a 26% shared ownership and we highly recommend a viewing.

Ground floor

Canopy entrance porch with entrance door leading into

Entrance hall

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

Living room

With wood effect flooring, double glazed window to the front aspect with fitted electric roller blind, ceiling light point, radiator, useful under stair storage cupboard and door to

Kitchen/dining room

Fitted with matching wall and base units, 1 1/2 bowl sink and drainer unit, 4 ring gas hob with cooker hood over, integrated oven, space for freestanding fridge/freezer and under counter dishwasher, ample space for a dining table, double doors to the rear garden, radiator, ceiling light point and opening into the

Utility area

With work surface space and under counter space and

plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and bi-folding door into

Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point.

First floor landing

First floor landing With fitted carpet, ceiling light point, radiator, double glazed window, large storage cupboard, stairs leading to the second floor and doors to

Bedroom 2

A spacious double with fitted carpet, ceiling light point, radiator and double glazed window to the rear with fitted shutter blinds.

Bedroom 3

With wood effect flooring, ceiling light point, radiator and double glazed window with fitted shutters

Bathroom

Three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail, ceiling light point, double glazed window and vinyl flooring.

Second floor landing

With fitted carpet, ceiling light point and door to

Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window, ample wardrobe space with door into the eaves storage,



loft hatch and door to En-suite shower room With double width walk in shower, low flush w/c, wash hand basin, radiator, velux window and vinyl flooring.

Outside

To the front of the property there is ample parking with a tarmac driveway, there is a paved pathway with a border or ornamental shrubbery, to the side a rear access gate, useful outside power points. To the rear a paved patio area leading to a larger area of lawn enclosed by fencing.

Directions

Proceed north out of Hereford on the A49 taking the first left turning at the traffic lights onto 'The Point', continue along the road for approximately 500 yards and the property is situated on the right hand side.

Services

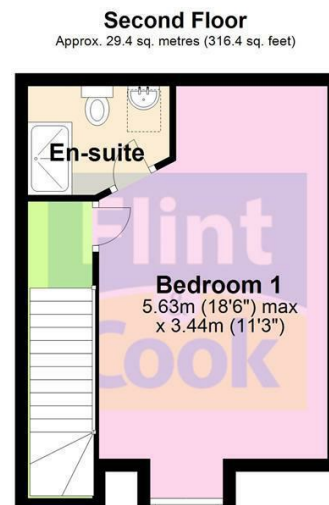
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band - to be confirmed. Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. 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.

Agents note

The property is being sold with a 26% share. The full 100% is valued at £305,000. Leasehold with 898 years remaining. Rent for the 74% share is £579.57 to include service charge. The property was built in 2023 and has the remainder of a 10 year NHBC warranty.

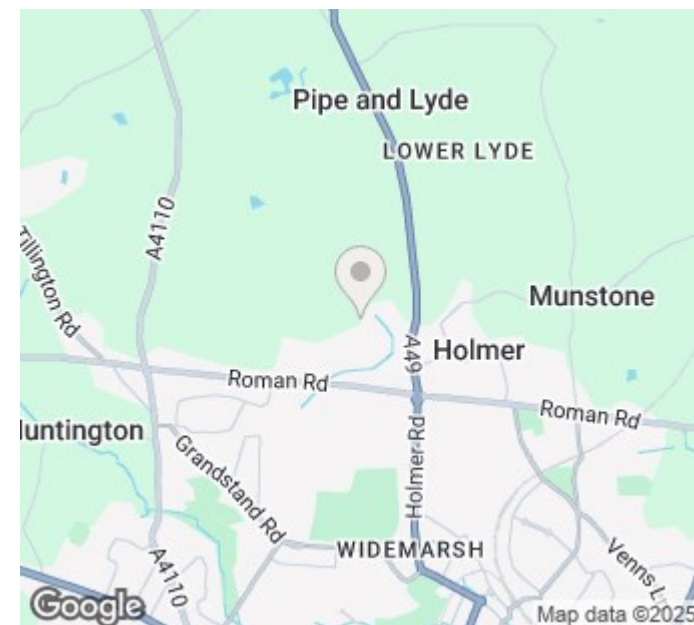
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Total area: approx. 104.2 sq. metres (1121.9 sq. feet)

EPC Rating: B **Council Tax Band:**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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