



8 CLUBTAIL DRIVE

HOLMER, HEREFORD HR4 9FN

£355,000
FREEHOLD

Situated in this sought after residential location, an immaculately presented modern three bedroom detached home offering ideal first time buyer/ family accommodation. The property benefits from a good sized enclosed garden, driveway parking, three double bedrooms with family bathroom and en-suite to the first floor with two fantastic entertaining spaces and downstairs W/C to the ground. A viewing is highly recommended.



8 CLUBTAIL DRIVE

- Popular residential location
- Modern detached house
- Three bedrooms, two bath, downstairs W/C
- Driveway parking & enclosed garden
- Ideal first time buyer/family home
- Immaculately presented throughout



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hallway

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up with large under stair cupboard and doors leading into

Lounge

The bright and airy lounge benefits from dual-aspect double-glazed windows to the front and side, enhancing natural light, and is finished with attractive wall panelling, a ceiling light point, radiator, and fitted carpet.

Kitchen/Dining Room

This immaculately presented modern kitchen/diner offers a stylish and practical space, featuring contemporary fitted wall and base units with generous work surfaces and a 1½ bowl sink and drainer. Integrated appliances include a four-ring gas hob with extractor hood and oven, fridge/freezer and dishwasher, alongside under-counter space for a washing machine. Natural light pours in through dual-aspect windows to the front and side, complemented by French doors opening out to the garden. Recessed spotlights illuminate the kitchen area, with a central ceiling light over the dining space, plus a radiator and attractive wood-effect flooring.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash

back, radiator, ceiling light point, extractor and wood effect flooring.

First Floor Landing

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

Main Bedroom with En-suite

With fitted carpet, ceiling light point, radiator and a double-glazed window to the side aspect overlooking the garden, the bedroom also offers ample space for wardrobes and a door leading to the en-suite shower room.

En-suite Shower Room

Comprising a large walk-in shower with mains-fed rainfall shower head and tiled surround, wash hand basin with storage beneath and tiled splashback, low-flush W/C, radiator and double-glazed window. Further features include recessed spotlights, extractor fan and vinyl flooring.

Bedroom Two

With fitted carpet, ceiling light point, radiator and decorative panelling, the room also offers space for wardrobes and benefits from dual-aspect double-glazed windows to the front and side.

Bedroom Three

With fitted carpet, ceiling light point, radiator, decorative panelling, a double-glazed window to the side aspect and ample space for wardrobes.

Bathroom

A modern three piece white suite comprising panelled bath with tiled surround and mains fitment shower head over, wash hand basin with storage below and tiled splash back, low flush w/c, heated towel rail, recess spotlights, double glazed window, vinyl flooring and extractor.

Outside

To the rear, the garden features two paved patio areas with a paved pathway leading to the access gate and tandem-length tarmac driveway. The remainder of the garden is laid to lawn, fully enclosed by fencing and includes a useful wooden storage shed.

Directions

From Hereford proceed North towards Leominster on the A49, at the second set of traffic lights take the left hand turning for "The Point" and then take the first left onto Clubtail Drive where the property is situated a short distance down on the right 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.

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.

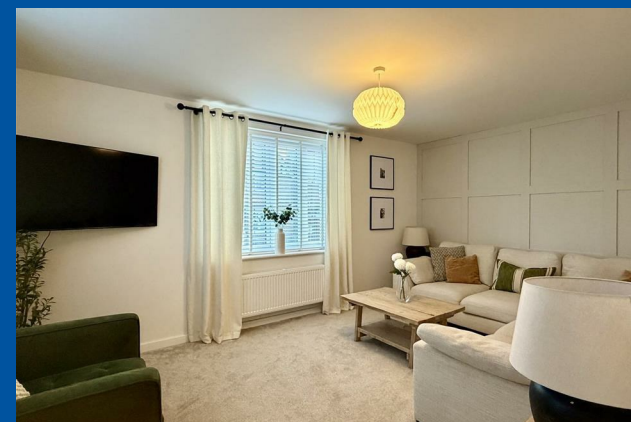
Tenure & Possession

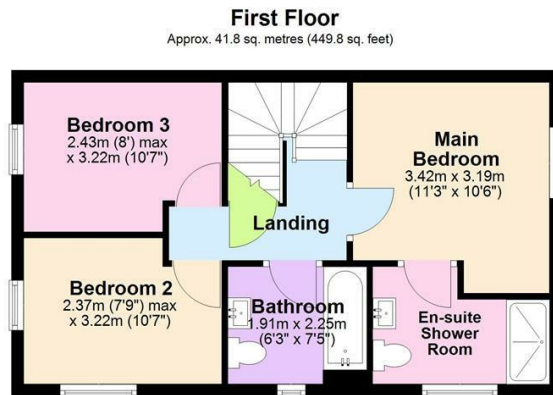
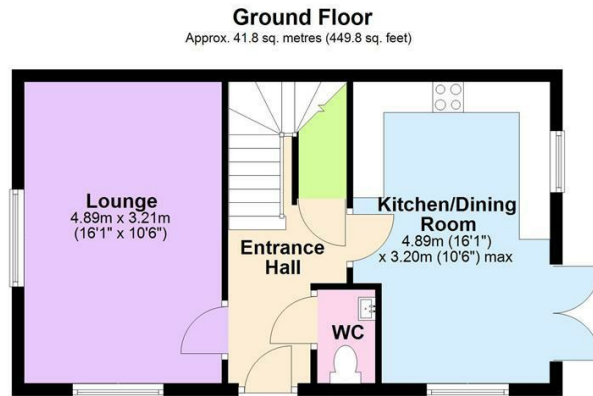
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 83.6 sq. metres (899.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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: 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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