



4 GRAYLING DRIVE

HOLMER, HEREFORD HR4 9FB

£299,950
FREEHOLD

Modern semi-detached house in popular residential location with 3 bedrooms, 2 bathrooms, garden and parking. Ideal for family accommodation. Viewing advised.



4 GRAYLING DRIVE

- Modern semi detached house
- Three bedrooms, two bathrooms, downstairs W/C
- Ideal first time buyer/ family home
- Driveway parking & enclosed rear garden
- No onward chain!
- Popular residential location



Situated in this popular residential location, a modern and well presented three bedroom semi detached home offering ideal first time buyer/ family accommodation. The property which was constructed in 2020 benefits from gas central heating, double glazing, a good sized rear garden, driveway parking and comprises; entrance hallway, living room, kitchen/dining room, utility area, downstairs W/C, to the first floor there are three bedrooms, one en-suite and family bathroom. The property is being sold with no onward chain and we highly recommend a viewing.

Ground floor

Canopy porch with entrance door into the

Entrance hall

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

Living room

With wood effect flooring, radiator, ceiling light point, double glazed window to the front with fitted shutter blinds, contemporary panelling, under stair storage cupboard and door into the

Kitchen/dining room

Fitted with high gloss modern wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring electric hob with extractor hood over, electric oven, integrated fridge/freezer, integrated dishwasher, ample space for a dining table,

radiator, double glazed french door to the rear garden and door into the

Utility area

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

Downstairs W/C

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

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, double glazed window, double built in wardrobe with mirrored sliding doors and door into the En-suite shower room

With large double width walk in shower, wash hand basin with tiled splash back, low flush w/c, radiator, double glazed window.

Bedroom two

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

Bedroom three

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and large built in storage cupboard.

Bathroom

Three piece white suite comprising panelled bath with part tiled surround, wash hand basin, low flush w/c, heated towel rail & double glazed window.

Outside

To the rear, a great sized garden with two fantastic paved patio areas, one with a fitted brick seating area with wood pergola over, an area of lawn, a useful wooden storage shed, a side access gate leading to the driveway. The rear garden is enclosed by fencing.

To the front there is a tarmac driveway providing off road parking with a small area of lawn and a pathway leading to the front door.

Directions

Proceed north out of Hereford along Edgar Street heading towards the A49, proceed along Holmer Road and at the Starting Gate roundabout take the first exit left onto Roman Road, proceed past the racecourse and take the right turn for 'The Point', follow the road to the right and then take the right hand turning onto to Emperor Way, proceed along this road and take the left hand turn signposted for Grayling Drive where the property will be situated in the far left corner.

Money Laundering

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

Outgoings

Council tax band 'X' - £X for 2025/2026

Water and drainage rates are payable.

Property Services

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

Viewing Arrangements

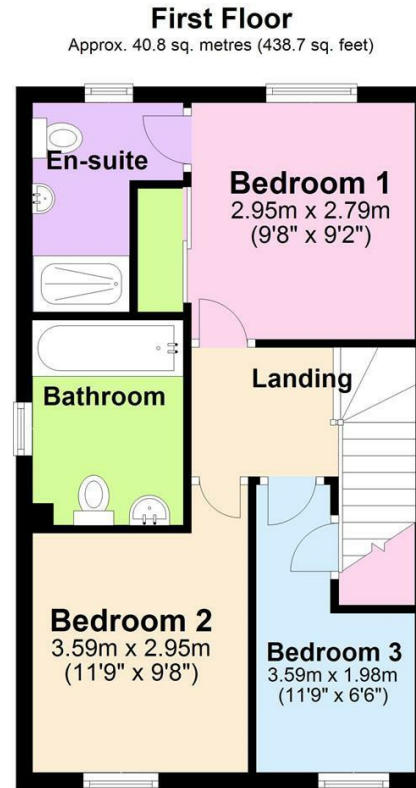
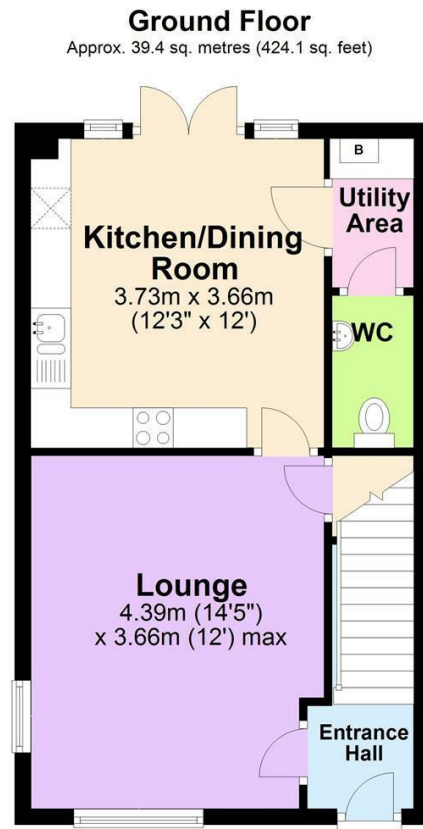
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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

EPC Rating: B **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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