



40 EMPEROR WAY HOLMER HR4 9EN

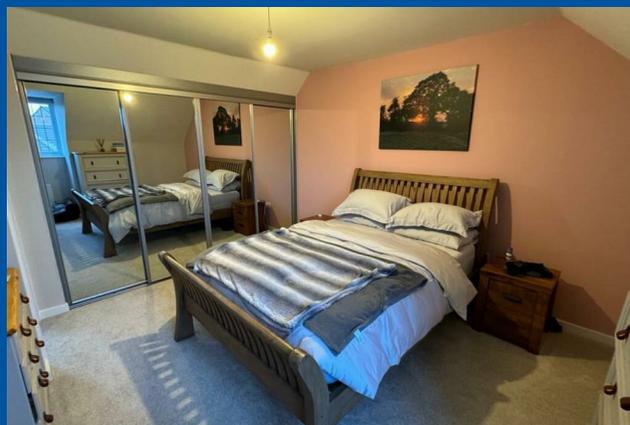
£385,000
FREEHOLD

Situated in this popular residential location, a well presented modern four bedroom detached property making an ideal family home and being sold with the benefit of no onward chain. Set across three floors, the property benefits from spacious accommodation with a main bedroom and en-suite to the second floor, three bedrooms to the first floor, one with en-suite & family bathroom. The property also has a low maintenance rear garden, driveway parking & a single garage. A viewing is highly recommended.



40 EMPEROR WAY

- Modern detached house
- Popular residential location
- Four bedrooms, 2 en-suite & family bathroom
- Garage, driveway & garden
- Sold with no onward chain!
- Ideal family home



Ground Floor

Canopy porch with composite entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up, utility cupboard with space and plumbing for washing machine, oak doors then lead into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, double glazed window, ceiling light point and wood effect flooring.

Living Room

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

Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, double oven, four ring gas hob with extractor hood over, integrated dishwasher, ample space for a dining table, radiator, double glazed window and french doors out to the rear garden. Recess spotlights to the kitchen and ceiling light point to the dining area.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, useful storage cupboard, carpeted stairs leading up and doors into

Bedroom Two with En-suite

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

En-suite shower room

Comprising large walk in shower with mains fitment shower head over and tiled surround, wash hand basin with part tiled splash back, low flush w/c, chrome heated towel rail and double glazed window.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

A full suite comprising walk in shower with tiled surround and mains fitment shower head, panelled bath with part tiled surround and handheld shower head, low flush w/c, wash hand basin, heated towel rail and double glazed window.

Second Floor Landing

With fitted carpet, ceiling light point, double glazed window, storage cupboard and door into the

Main Bedroom with En-suite

A spacious double bedroom with fitted carpet, ceiling light point, loft hatch, radiator, double glazed window to the front aspect, built in wardrobes with sliding

mirrored doors and door into the
En-suite shower room

With large walk in shower, tiled surround and electric shower, low flush w/c, wash hand basin can, chrome heated towel rail, two velux windows and tiled floor.

Outside

The property benefits from a tarmac driveway providing off road parking so the side of the property with access to the single garage. There is a side access gate leading to the rear garden where there is a paved patio area with a paved path leading to a second patio area, the remainder of the garden is laid to lawn with a raised border, enclosed by fencing.

Single garage with up and over door, light and power.

Directions

From Hereford proceed north on the A49 towards Leominster, at the second set of traffic lights turn left onto 'The Point' estate and follow the road. Taking the left hand turning onto Emperor Way and then the first right into the small cul-de-sac where the property is situated 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.

Estate Management Fee - £128.72 per annum (2025).

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

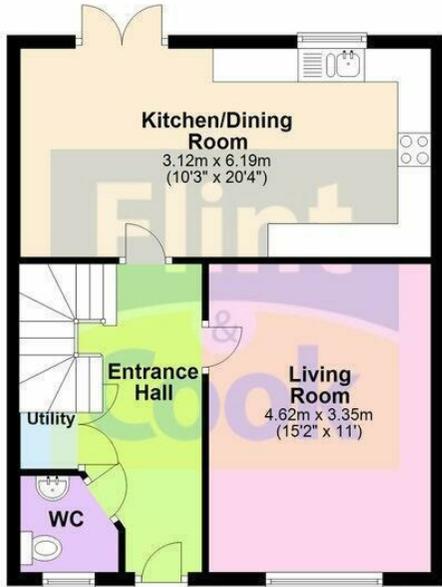
Strictly by appointment through the Agent (01432) 355455.

40 EMPEROR WAY



Ground Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 128.4 sq. metres (1382.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

