



22 DUNNOCK CLOSE

HOLMER, HEREFORD HR4 9WG

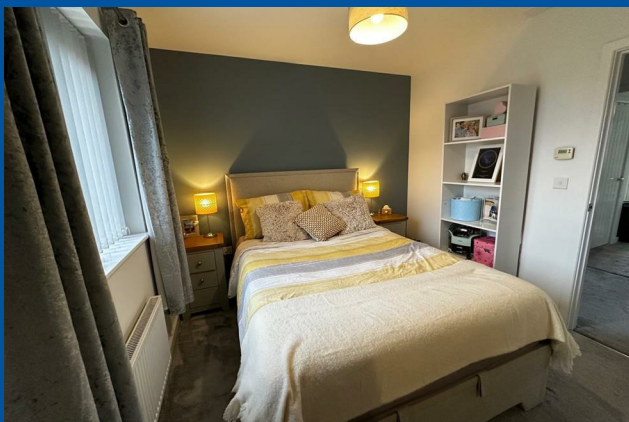
£305,000
FREEHOLD

Situated in a popular residential location a lovely, well-presented modern semi-detached house with 3 bedrooms, en-suite, breakfast-kitchen, garden, garage and off-road parking. Ideal family home. NO ONWARD CHAIN.



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- Modern semi detached home
- Three bedrooms, one en-suite
- Garage, garden & driveway
- No onward chain
- Popular residential location
- Ideal first time buyer/ small family accommodation



Ground floor

Canopy entrance porch with automatic lights and entrance door leading into the

Entrance hall

With vinyl flooring, radiator, ceiling light point, carpeted stairs leading up, wall mounted fuse box and doors into

Living room

With fitted carpet, two radiator, gas central heating thermostat, ceiling light point, dual aspect double glazed windows to the front and side, flooding the space with natural light, useful under stair storage cupboard and door leading into the

Kitchen/dining room

A modern fitted kitchen with high gloss matching wall and base units, integrated fridge/freezer, dishwasher, four ring induction hob with extractor hood over, self-cleaning integrated oven, 1 1/2 bowl sink and drainer unit, vinyl flooring, recess spotlights, under-cabinet lighting, double glazed french doors to the rear garden with automatic light and views across fields, the doors open into the

Utility space

With under counter space for washing machine with work surface space above, cupboard housing the gas central boiler and door into the downstairs w/c

Downstairs W/C

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

back, radiator, extractor, ceiling light point and vinyl flooring.

First floor landing

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

Bedroom one with en-suite

With fitted carpet, ceiling light point, central heating thermostat, radiator, double glazed window overlooking fields, double built in wardrobe with mirrored sliding doors and door leading into the

En-suite shower room

With large walk in shower, tiled surround and mains fitment shower head over, wash hand basin with storage below, tiled splash back and mirrored storage cabinet over, low flush w/c, radiator & double glazed window.

Bedroom two

With fitted carpet, radiator, ceiling light point and 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 suite comprising panelled bath with mains fitment shower head over, tiled surround, wash hand basin with storage below and tiled splash back over, low flush w/c, heated towel rail and double glazed window.

Outside

To the rear a good sized garden with a paved patio area perfect for entertaining leading to a good sized area of lawn enclosed by fencing with side access gate leading to the triple length private tarmac driveway that easily fits 3-4 cars, access to the garage with up and over door to the front. External tap and plug socket.

Agency Note

The property has the benefit of having 4 years left on a 10-year structural warranty.

Outgoings

Council tax band 'C'

Water and drainage rates are payable.

Service charge - £128.37 per annum.

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

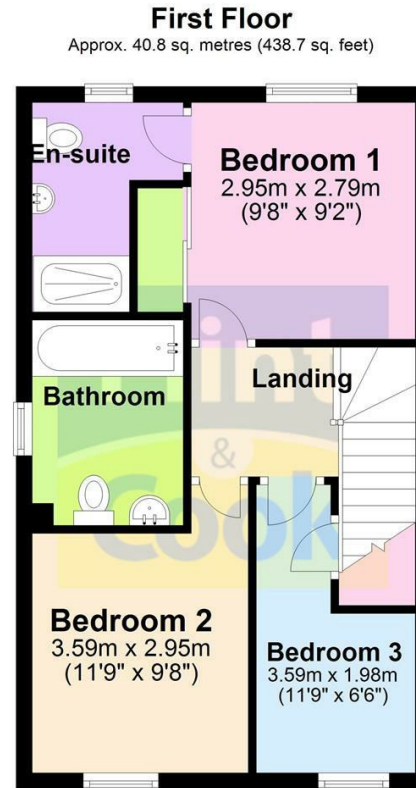
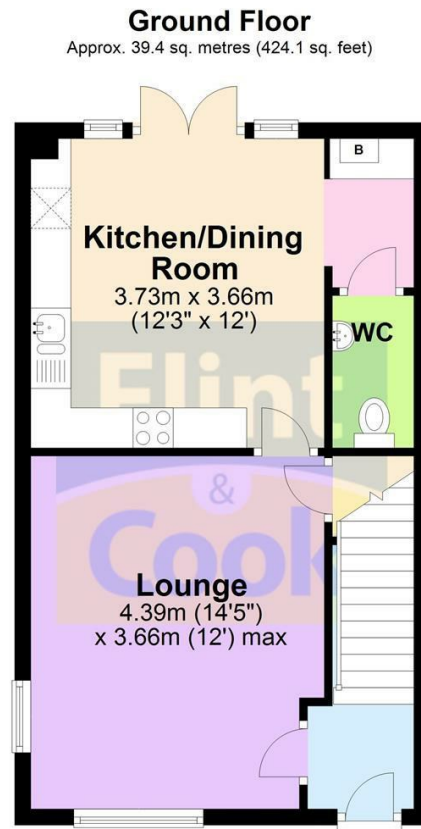
Saturday 9.00 am - 1.00 pm

Money Laundering

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

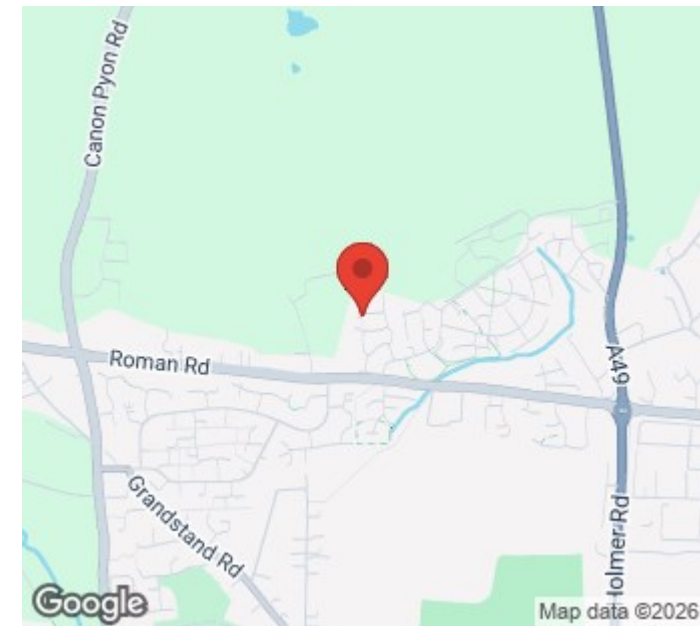
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Total area: approx. 80.2 sq. metres (862.8 sq. feet)

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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