



**3 SUNNINGDALE
HOLMER, HEREFORD HR1 1EA**

**£365,000
FREEHOLD**

Situated in this popular residential location, a well presented and extended three bedroom detached home offering ideal first time buyer/ family accommodation. The property offers spacious and flexible accommodation throughout and benefits from a large driveway, enclosed garden, gas central heating & double glazing. A viewing is highly recommended. No onward chain.

**Flint
&
Cook**

3 SUNNINGDALE

- Extended detached home
- Three bedrooms, one en-suite
- Large driveway and enclosed garden
- Popular residential location
- Ideal first time buyer/ family home
- Well presented throughout
- No onward chain



Ground Floor

Canopy porch with entrance door into the

Entrance Hallway

With laminate flooring, radiator, two ceiling light points, carpeted stairs leading up and doors into the

Downstairs W/C

With low flush w/c, wash hand basin with storage under and tiled splash back, radiator, double glazed window.

Kitchen

Fitted with matching wall and base units, work surface space over with tiled splash backs, stainless steel sink with drainer units integrated five ring gas hob with cooker hood over and double oven below, space for a freestanding fridge/freezer, integrated freezer, integrated dishwasher, space for washing machine, two double glazed windows to the front aspect, door to the rear garden, recess spotlights, radiator and tiled floor.

Dining Room

With fitted carpet, two ceiling light points, radiator, double glazed window to the front aspect, two useful storage cupboards.

Lounge

With fitted carpet, two radiators, two ceiling light points, double glazed window out to the rear garden, electric living flame fireplace with surround and double doors out to the

Garden Room

With wood effect flooring, recess spotlights, double

glazed windows and french doors out to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors into

Bedroom One with En-suite

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, two fitted double wardrobes and door leading into the

En-suite shower room

Comprising fitted corner shower cubicle with tiled surround and rainfall shower head, wash hand basin with storage below, low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

Bedroom Two

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

Bedroom Three

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

Bathroom

A modern three piece suite with panelled bath, rainfall shower over and tiled surround, wash hand basin with storage under, low flush w/c, chrome heated towel rail, airing cupboard housing the hot water cylinder, double glazed window to the side aspect.

Outside

The property is accessed over a shared driveway for two properties leading to a private large driveway for several vehicles with a good sized area of lawn with recently installed wooden storage shed, a pathway leads to a small stoned area with access gate leading to the rear garden. To the rear there is a patio area with paved pathway leading to a second wooden storage shed with an area of lawn enclosed by fencing and a border of plants and shrubbery.

Agents Note

The vendors are installing a brand new Worcester Bosch 18 RI Boiler with a system filter to be included to collect any debris from the system and extend the manufacturer's guarantee to 10 years (subject to annual service).

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

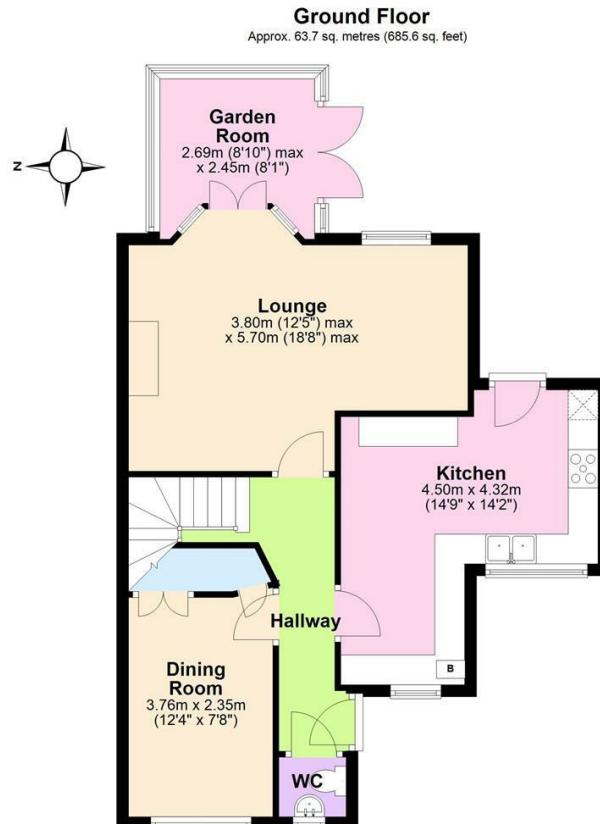
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
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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