



13 Blackcap Drive, Holmer, Hereford, HR4 9WE



Sunderlands
Residential Rural Commercial



**13 Blackcap Drive
Holmer
Hereford
HR4 9WE**

Summary of Features

- Detached 4 bedroom house
- Fringes of City on popular new development
- Gas central heating & D/glazed
- Parking, garage & gardens

Asking Price £415,000

Set on the northern fringes of the city, a detached, well presented house built in 2018. The accommodation is ideal for a family, being well planned with a practical layout having the benefit of gas central heating and double glazing

From the Entrance Hall, a door leads to a good sized Living Room enjoying good natural light through an attractive feature bay window. There is also a good sized open plan Kitchen/Dining area with a range of units to both base and eye level and a peninsular style worktop ideal for preparation. French doors open to the garden. Stairs lead to the first floor, where there are four well proportioned Bedrooms, the master having built-in wardrobes and also En Suite Shower Room. There is a family Bathroom which also has a separate shower cubicle.

A drive provides parking for a couple of cars and in turn leads to the Garage, which has useful storage over. There are enclosed private gardens.

Location:

Set on the northern fringes of the city in the new part of Holmer and becoming a popular residential development. Holmer provides an excellent balance of city living, but with easy access to open countryside. There are neighbourhood shops, supermarket, schooling and leisure facilities, making an extra appeal to families.

Hereford centre lies approximately 2 miles away offering a greater range of facilities, Railway Station, etc.

Outside:

To the front of the property is a graveled garden, which continues down the side of the property. A side gate leads to the garden, which is to the rear being initially paved with seating area and a lawned garden, being enclosed within brick walling

and fencing. There is a Garage (5.88m x 3.15m) with up and over door, storage over with ladder access. Parking for two vehicles.

Tenure:

Freehold.

Council Tax:

Band E.

Services:

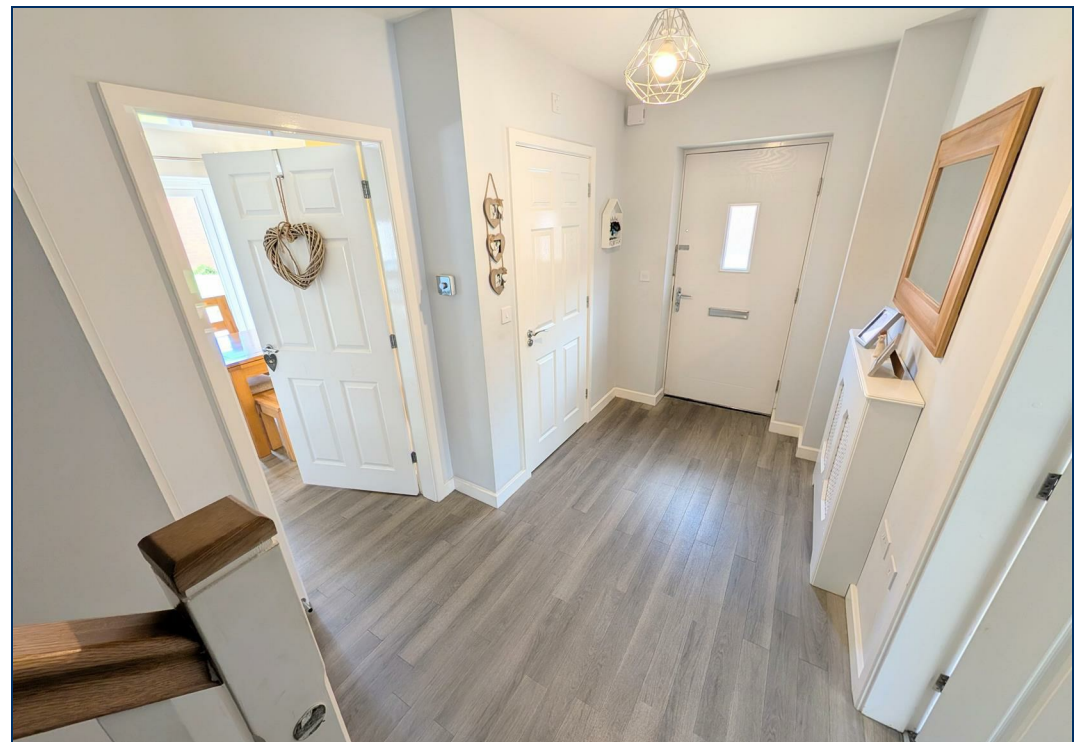
Mains electricity, water, drainage and gas. Maintenance Charge - Currently £120 per annum for the maintenance of communal areas of the development.

Directions:

From the Starting Gate roundabout, on the outskirts of Hereford, turn left onto Roman Road as if going towards Credenhill. Pass the Racecourse entrance on the left and then take the next right turn onto Hedgerow Way. Turn immediately left onto Avocet Road and then the first left into Blackcap Drive, where the property will be seen on the right hand side on the corner.

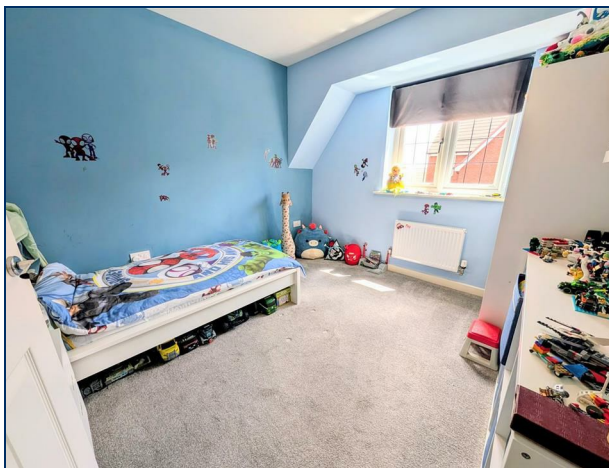
Anti-Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.









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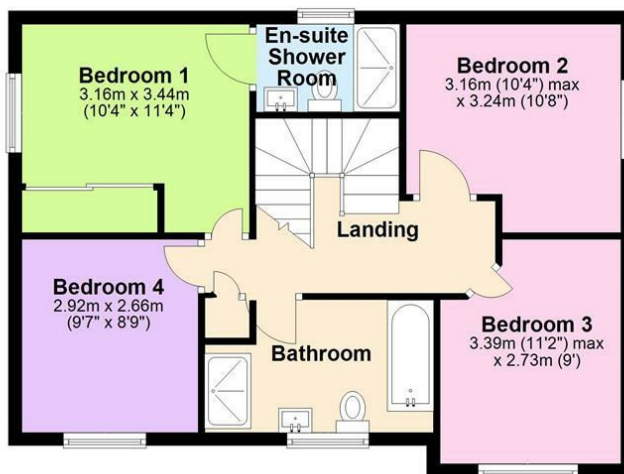
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 Hay on Wye, Herefordshire HR3
 5BU
 Tel: 01497 822 522
 Email: hay@sunderlands.co.uk

Ground Floor
 Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor
 Approx. 57.2 sq. metres (615.8 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.