



## 8 EMERALD DRIVE HOLMER, HEREFORD HR4 9FG

£340,000  
FREEHOLD

Situated on this popular residential development, set across three floors, a fantastic three bedroom semi detached house offering ideal first time buyer/ family accommodation. The property whites benefits from three double bedrooms with one en-suite, family bathroom and downstairs W/C, also benefits from driveway parking, a large single garage and enclosed garden. A viewing is highly recommended.



## 8 EMERALD DRIVE

- Modern semi detached house
- Three bedrooms, two bathrooms & downstairs W/C
- Garage, driveway & enclosed garden
- Ideal for a first time buyer or family
- Popular residential location
- Immaculately presented throughout



### Ground Floor

With canopy porch and composite entrance door into the

### Entrance Hall

With wood effect flooring, radiator, ceiling light point, space for coat and shoe storage, carpeted stairs leading up and door into the

### Living Room

With fitted carpet, radiator, central ceiling light point, double glazed window to the front aspect, useful under stair storage cupboard and door into the

### Kitchen/Dining Room

A modern fitted kitchen comprising matching wall and base units, work surface space over with tiled splash backs, 1 1/2 bowl and sink drainer unit, four ring gas hob with cooker hood over, electric oven, integrated fridge/freezer, integrated dishwasher, space for a dining table, radiator, ceiling light point, double glazed french doors out to the rear garden and opening into the

### Utility Area

Fitted work surface space, under counter space for washing machine, wall mounted gas central heating boiler and door into the

### Downstairs W/C

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

### First Floor Landing

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, airing cupboard, carpeted stairs leading up to the second floor with access to the main bedroom and doors leading into

### Bedroom Two

A spacious double bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes and double glazed window to the rear aspect.

### Bedroom Three

A third double bedroom comprising fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bathroom

A full white suite comprising panelled bath with shower head attachment over and tiled surround, wash hand basin with tiled splash backs, low flush w/c, heated towel rail and double glazed window.

### Second Floor Landing

With fitted carpet, ceiling light point and door leading into the

### Main Bedroom with En-suite shower room

A spacious principal bedroom suite with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, double built in wardrobe with sliding doors and door leading into the En-suite comprising a large walk in shower with mains fitment shower head over and tiled surround, low flush

w/c, wash hand basin with tiled splash back, radiator, and velux window.

### Outside

To the rear there is a private garden space laid to patio and lawn enclosed by fencing with a useful side access gate.

To the side there is a good sized tarmac driveway with ample parking for several vehicles with access to the single garage with up and over door to front. There is a useful outside tap and outside power points.

### Directions

From Hereford proceed north on the A49 towards Leominster, at the second set of traffic lights turn left onto 'The Point', follow the road round to the right and take the second right turn onto Emerald Drive where the property is situated on the right 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.

### 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

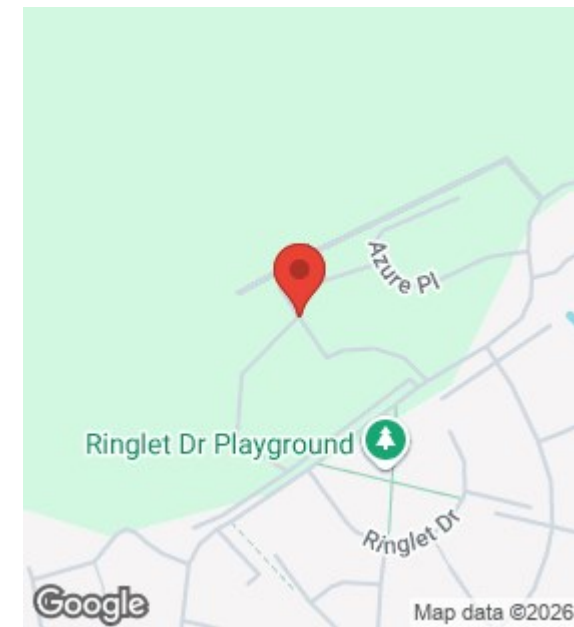
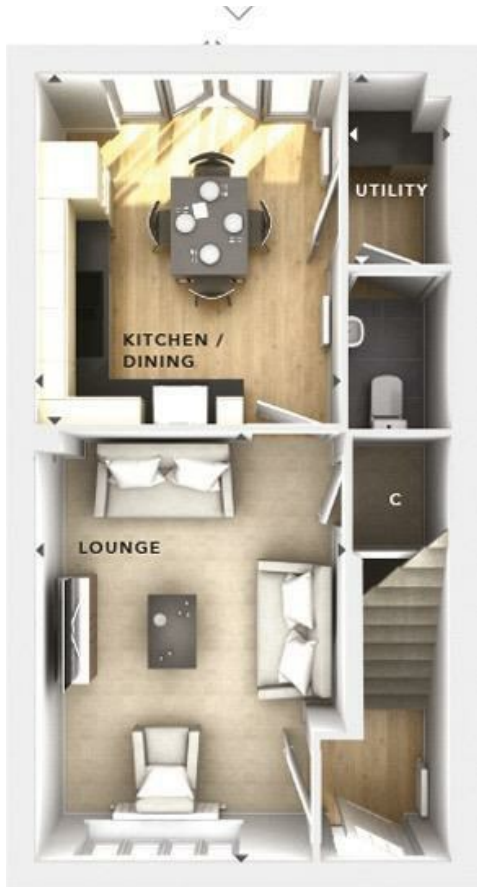
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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**EPC Rating: B Hereford Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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