



4 SWALLOWTAIL ROAD HOLMER, HEREFORD HR4 9EF

Asking Price £275,000
FREEHOLD

4 Swallowtail Road, Holmer, Hereford – A beautifully presented two double bedroom modern semi-detached home, built in 2021 and benefiting from approximately five years remaining on its NHBC warranty. Ideal for first-time buyers, the property offers stylish and well-planned accommodation including an en-suite to the principal bedroom, utility room and downstairs cloakroom, together with driveway parking and an enclosed rear garden. Further benefits include gas central heating and double glazing throughout.



4 SWALLOWTAIL ROAD

- Modern semi detached house
- Two double bedrooms, one en-suite
- Driveway & enclosed garden
- Ideal for a first time buyer
- Well presented throughout
- Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading to the first floor, space for coat storage and door into the

Living Room

A spacious lounge with double glazed window to the front aspect, radiator, ceiling light point, door to the under stair storage cupboard and door into the

Kitchen/Dining Room

Comprising a modern fitted kitchen with a range of wall and base units, there is ample work surface space over with up stands, there is a 1 1/2 bowl sink and drainer unit, integrated dishwasher, four ring electric hob with cooker hood over and oven below, space for a freestanding fridge/freezer, ample space for a dining table, radiator, spotlights, double glazed french doors out to the rear garden and an opening into the

Utility

With wall mounted gas central heating boiler, work surface space with under counter space and plumbing for a washing machine, further coat storage and door into the

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, radiator and extractor.

First Floor Landing

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

Bedroom One with En-suite

A principal suite with en-suite shower room. The bedroom comprises fitted carpet, a central ceiling light, radiator, two bedside hanging ceiling lights, panelled wall, double glazed window to the rear aspect, double fitted wardrobe with mirrored sliding doors and door into the en-suite shower room which comprises a large walk in shower with tiled surround and mains fitment shower head over, low level w/c, wash hand basin with storage below, tiled splash back and mirrored storage cabinet over, chrome heated towel rail and a double glazed window.

Bedroom Two

A second spacious double comprising fitted carpet, radiator, ceiling light point with additional recess spotlight over the fitted dressing table/office space, two double glazed windows to the front aspect and useful fitted wardrobe.

Bathroom

A modern three piece white suite comprising a panelled bath with mains fitment shower head over and tiled surround, low level w/c, wash hand basin with tiled splash back and mirrored storage cabinet over, heated towel rail and double glazed window.

Outside

To the rear there is a fantastic rear garden west facing making it an ideal suntrap for the afternoon/evening sun! There is a good sized paved patio with the remainder of the garden laid to lawn and enclosed by fencing and brick walling. There is a good sized raised planter, a wooden storage shed and a useful side access gate. To the front of the property there is a tandem length driveway providing off road parking for two.

Directions

Proceed north out of Hereford on Holmer Road, at the roundabout take the first exit left onto Roman Road. Proceed past the Racecourse and take the right hand turning onto the Hereford Point development and then take the second left onto Swallowtail where the house 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.

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.

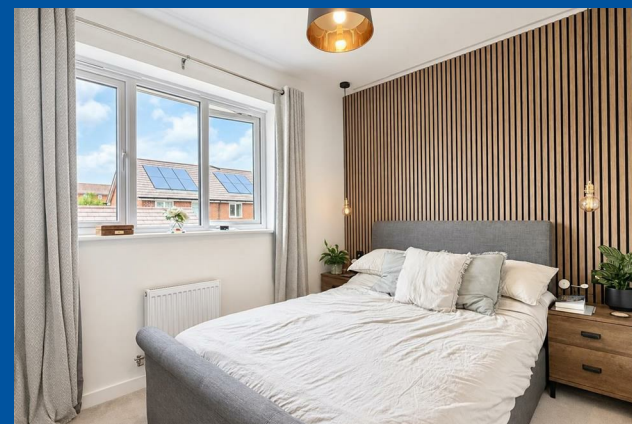
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

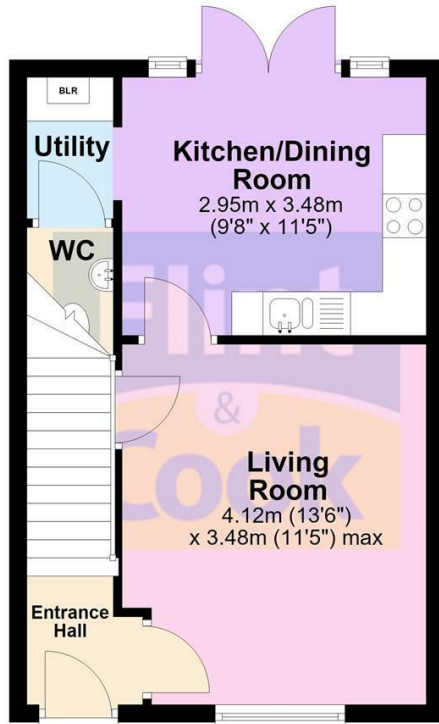
Strictly by appointment through the Agent (01432) 355455.

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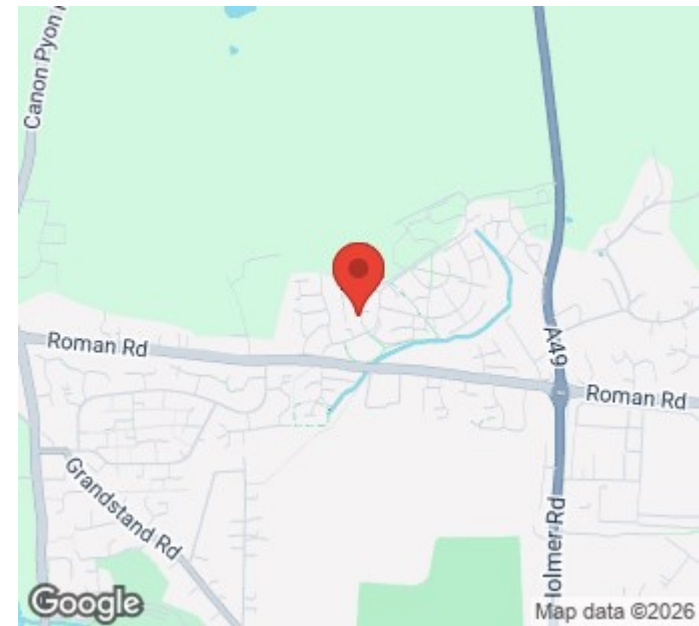
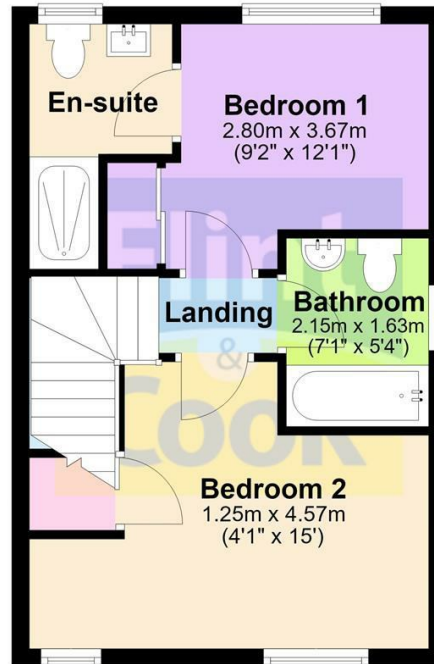
Ground Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.5 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	83	
(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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