

FOR
SALE



16 Turnberry Drive, Holmer, Hereford HR1 1LP

£342,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in a popular residential location, a 3 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, 3 bedrooms, garage and driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Popular residential area*
- *Quiet cul-de-sac position*
- *3 Bedrooms*
- *Garage & driveway parking*
- *Ideal family accommodation*



ROOM DESCRIPTIONS

uPVC front entrance door into

Entrance Hall

Wooden flooring, radiator and doors to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, heated towel rail, opaque window to the front aspect, fuseboard.

Living Room

Wooden flooring, radiator, gas central heating thermostat, carpeted stairs leading to the first floor, smoke alarm, window to the front aspect and door into the

Kitchen/Dining Room

Kitchen area fitted with modern wall and base units and tiled splashbacks, 1½ bowl stainless steel sink and drainer, 4-ring gas hob and electric oven with extractor hood over, integrated dishwasher, space for free-standing fridge/freezer, breakfast bar, window to the rear garden, recessed spot lighting, tiled floor and access door into the garage. Dining area with wooden flooring, 2 radiators, window and sliding doors into the

Conservatory

Wooden flooring, radiator, windows and French door into the garden.

First floor landing

Fitted carpet, loft hatch, useful storage cupboard and doors to

Bedroom 1

Fitted carpet, radiator, window to the front aspect and built-in wardrobes.

Bedroom 2

Fitted carpet, radiator and window to the rear aspect.

Bedroom 3

Fitted carpet, radiator and window to the rear aspect.

Outside

To the front of the property a tarmac driveway with parking leads to the garage with up-and-over door, worksurface with under-counter space for washing machine and tumble dryer, light and power, gas central heating boiler and door to the rear garden. There is also a large gravelled area providing off-road parking with a range of shrubs and plants. To the rear there is a paved patio area - perfect for entertaining and this leads to the remainder of the garden which is laid to lawn with a range of plants and shrubs and enclosed by fencing with a side access gate and useful outside tap.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2163.19

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - admit.paints.fires



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			