



5 Admiral Road, Holmer, Hereford, HR4 9EY

Offers Over £240,000



5 Admiral Road, Holmer, Hereford, HR4 9EY

Trivett Hicks is pleased to offer this recently built two double bedroom semi detached house. The property is situated to the north side of Hereford city, in the popular area of Holmer. Holmer offers various amenities such as a local store, Hereford race course, golf course, schools, Co-operative supermarket, a public house and a regular bus service to the city.

The accommodation in more detail offers entrance hall, cloakroom WC, living room, fitted kitchen/diner all to the ground floor. To the first floor two bedrooms, master bedroom having en-suite shower room and a separate bathroom. Outside to the front there is driveway providing off road parking. A side gate gives access to the rear garden being laid to lawn with patio area. The garden benefits from outside tap and is enclosed by wooden panelled fencing.

ENTRANCE HALL

Obscure double glazed door, power point, radiator, under stairs cupboard, stairs to the first floor, door to:

LIVING ROOM 13'7" x 10'5" (4.14m x 3.17m)

Double glazed window to the front aspect, radiator, laminate flooring, TV point and power points, door to:

KITCHEN/DINER 9'11" x 11'6" (3.01m x 3.50m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit, splashback, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring ceramic hob and stainless extractor hood over, double glazed windows to the rear, radiator, laminate flooring, power points, ceiling spotlights and double glazed double doors to the rear garden.

UTILITY ROOM 5'7" x 3'5" (1.70m x 1.05m)

With worktop space over base units, vent and space for tumble dryer, laminate flooring, power points, wall mounted Ideal gas boiler serving heating system and domestic hot water with heating timer control, door to:

CLOAKROOM

Fitted with two piece suite comprising, wash hand basin with tiled splashbacks and low-level.

LANDING

Power point, door to:

MASTER BEDROOM 7'10" x 9'6" (2.40m x 2.90m)

Double glazed window to the rear aspect, radiator, power points and fitted wardrobe with sliding mirror doors.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising recessed tiled shower enclosure with mains water pressure power shower and glass screen, wash hand basin, tiled splashbacks, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.





BEDROOM TWO 10'2" x 11'7" (3.10m x 3.53m)
Double glazed windows to the front aspect, radiator, power points, built in storage cupboard, door to:

BATHROOM
Fitted with three piece suite comprising panelled bath with hand shower attachment over, wash hand basin, tiled splashbacks, low-level WC, heated towel rail, shaver point, obscure double glazed window to the side aspect, ceramic tiled flooring and ceiling spotlights.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

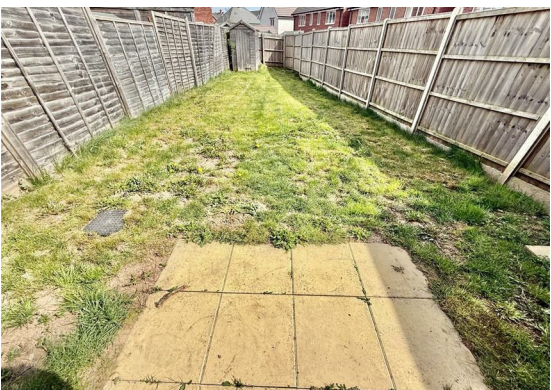
COUNCIL TAX
Band C 2025 - 2026 (A reduction may be applicable for single occupancy).

TO VIEW
Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

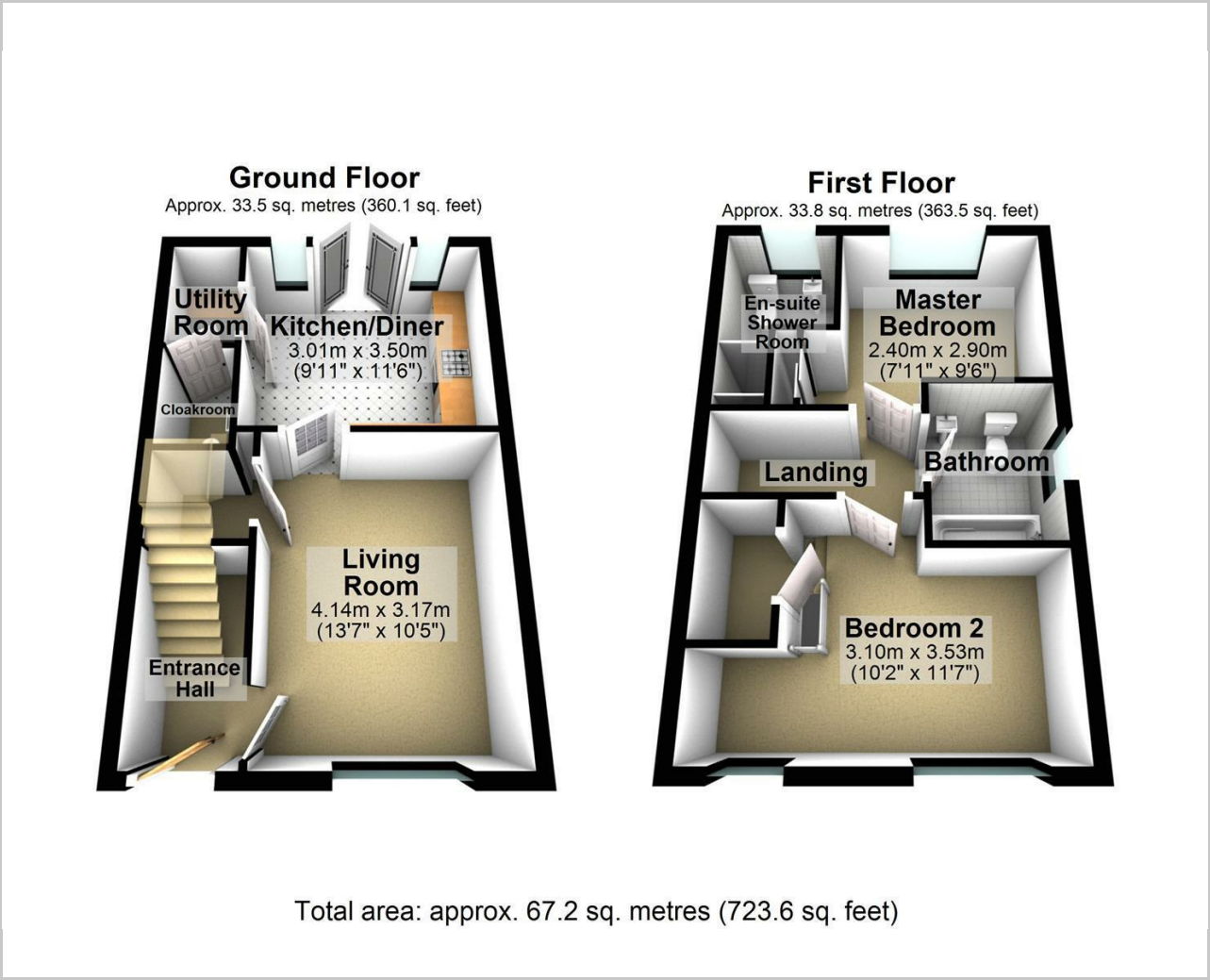
DIRECTIONS
Proceed heading out of Hereford along Holmer Road and on reaching the roundabout take the first exit left into the Roman Road A4103. Proceed along this road passing through the first set of lights, then on reaching the second set of traffic lights turn right into Hedgerow Way. Proceed along Hedgerow Way taking the next right into Emperor Way. From Emperor Way take the next left into Admiral Road and the property will be found a short distance along on the right hand side.

TENURE
Freehold

N.B
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



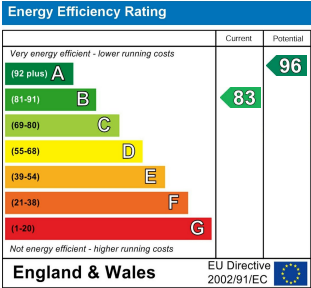
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY