
Trivett Hicks
14 Swallowtail Road, Holmer, Hereford, HR4 9EF
Asking Price £137,000
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SHARED OWNERSHIP 45% SHARE.

Trivett Hicks is pleased to offer this excellent three bedroom house recently constructed within this popular development on the fringes of Hereford, in the Holmer area. The property offers the following accommodation entrance hall, cloakroom WC, living room, fitted kitchen/breakfast room, utility room all to the ground floor. To the first floor three good size bedrooms and a family bathroom with shower.

Outside to the front there is an area providing off road parking with a pathway to the side of the house giving access to the rear garden. The rear garden has been professionally landscaped with paved patio area for easy maintenance with gravel beds bordering. Steps lead up to raised garden area housing two garden stores. The garden benefits from outside tap and the whole is enclosed by wooden panelled fencing.

FULL DETAILS

ENTRANCE HALL
Double glazed obscure entrance door, radiator, oak style laminate flooring, power points, wired in smoke detector and stairs to the first floor.

LIVING ROOM 14'4" x 12'4" (4.38m x 3.75m)
Double glazed leaded window to the front aspect, two radiators, oak style laminate flooring, power points, wired smoke detector, door to:

FITTED KITCHEN/DINER 13'8" x 11'9" (4.17m x 3.59m)
Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, 1+1/2 bowl stainless steel sink unit, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the rear aspect, double radiator, power points, double glazed obscure door to the rear garden, opening to:

UTILITY ROOM 5'6" x 3'7" (1.67m x 1.08m)
Fitted with matching base and wall unit with worktop over, radiator, plumbing for washing machine, power points, door to:

CLOAKROOM 5'0" x 3'7" (1.53m x 1.08m)
Fitted with two piece suite comprising wash hand basin, tiled splashback, low-level WC, extractor fan, radiator and vinyl flooring.

LANDING
Power points and access to the roof space

























BEDROOM ONE 12'8" x 8'11" (3.87m x 2.73m)
Double glazed window to the rear aspect, two radiators and power points, door to:

BEDROOM TWO 15'5" x 7'3" (4.69m x 2.21m)
Double glazed window to the front aspect, radiator and power points, door to:

BEDROOM THREE 11'11" x 8'1" (3.63m x 2.46m)
Double glazed window to the front aspect, radiator and power points, door to.

BATHROOM
Fitted with three piece suite comprising panelled bath with mains power shower hand shower attachment over with with glass shower screen, tiled splashback, pedestal wash hand basin, low-level WC, extractor fan, shaver point, obscure double glazed window to the rear aspect, heated towel rail and vinyl flooring.

DIRECTIONS
Proceed heading out of Hereford along the 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 and take the second left turn into Swallowtail Road.

COUNCIL TAX
Band C - 2026 - 2027

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.

TENURE
Leasehold 119 - years remaining (approx)

AGENTS NOTE
The property is being sold on a shared ownership basis.

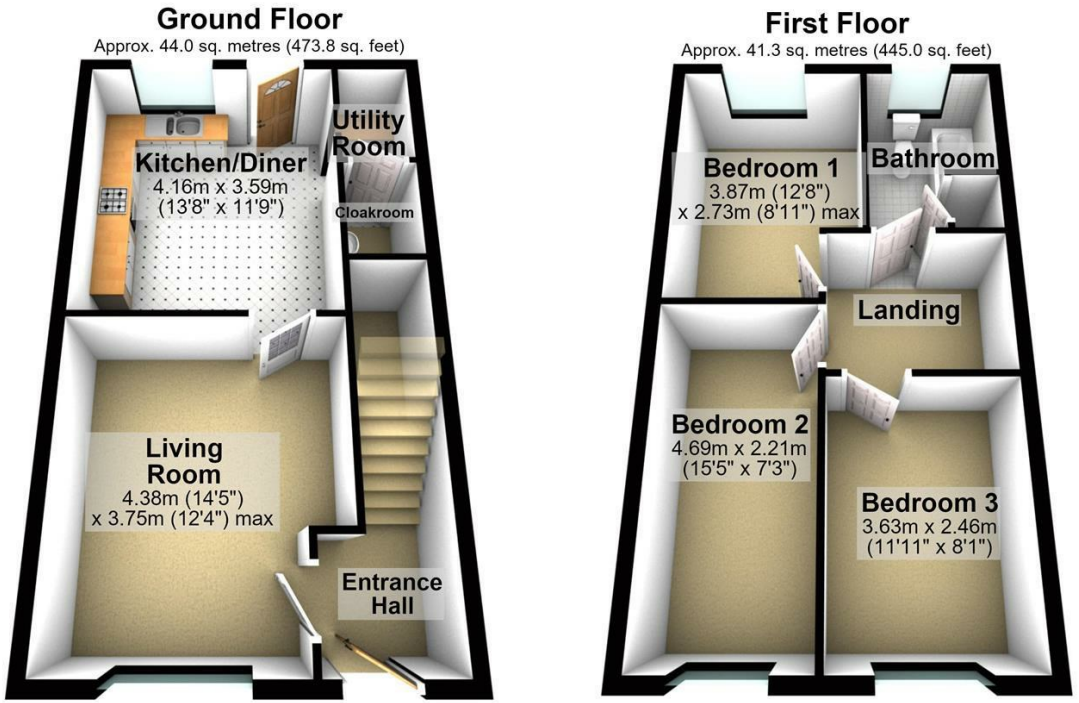
There is a monthly rental amount of £407.49 per calendar month, subject to change. In addition a service charge of £43.61 per calendar month, subject to change.

LOCAL AUTHORITY
Herefordshire Council Tel: 01432 260000.

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

N.B.
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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

Floor Plan

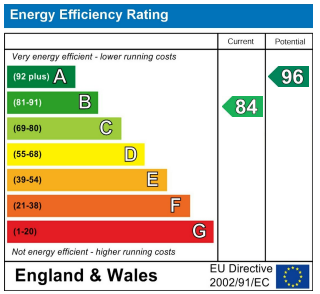


Total area: approx. 85.4 sq. metres (918.9 sq. feet)

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.

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