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## 21 Gatekeeper Drive, Holmer, Hereford, HR4 9EH

*'Situated to the north of Hereford City a superbly presented three bedroom end of terrace family home with gas central heating, double glazing, en-suite to the master bedroom, off road parking and enclosed rear garden'*

**£295,000 (Freehold)**

**Residential Sales**

# 21 Gatekeeper Drive, Holmer, Hereford, HR4 9EH

## LOCATION

The property is located to the north of Hereford City in the popular residential location of Holmer. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented, three bedroom, end of terraced family home with gas central heating, double glazing, off road parking for two vehicles and enclosed rear garden. The accommodation comprises: entrance hall, sitting room, kitchen/dining room, utility area, cloakroom, first floor landing with access to three bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

#### Entrance Hall

With panelled radiator, stairs to first floor, Amtico flooring and door to the sitting room.

#### Sitting Room

4.19m (13'9) x 3.61m (11'10) (maximum)

With front aspect double glazed window, two panelled radiators, television point, under-stairs storage cupboard and door to the kitchen/dining room.



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### Kitchen/Dining Room

3.45m (11'4") x 3.1m (10'2")

With 1½ bowl sink drainer unit, work surface, splash backs, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over. Integrated dishwasher, integrated upright fridge freezer, two panelled radiators, smoke alarm, space for dining table. Amtico flooring, double glazed French doors giving access to the rear garden and glazed windows either side.



### Utility

1.68m (5'6") x 1.04m (3'5")

With work surface and splash back, plumbing and space for washing machine, wall mounted gas central heating boiler, Amtico flooring and door to the cloakroom.

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## Cloakroom

With low flush wc, wash hand basin with tiled splash back, panelled radiator, extractor fan and Amtico flooring.



## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, storage cupboard, panelled radiator, smoke alarm and doors to bedrooms and bathroom.

### Bedroom 1

4.09m (13'5) (maximum) x 2.59m (8'6) (irregular shaped room)

With front aspect double glazed window, thermostat for central heating, panelled radiator, television point and door to en-suite shower room.

### En-Suite Shower Room

With side aspect double glazed window with double shower cubicle and thermostatically controlled shower, panelled radiator, wash hand basin with tiled splash back, low flush wc, extractor fan, partially tiled wall surround and tiled flooring.



### Bedroom 2

3.28m (10'9) (maximum) x 2.59m (8'6) (irregular shaped room)

With rear aspect double glazed window and panelled radiator.

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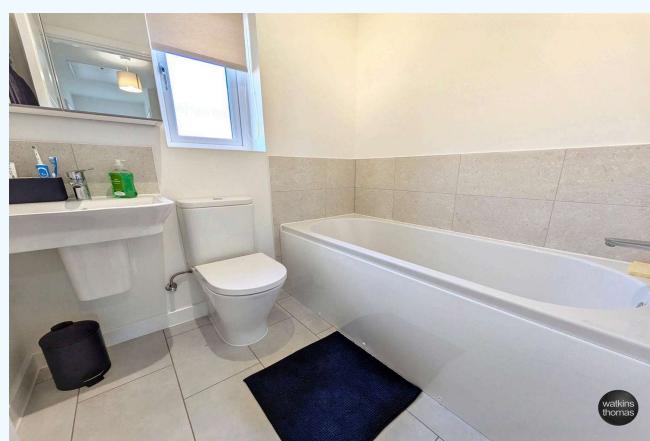
## Bedroom 3

2.29m (7'6) (maximum including bulk head) x 1.93m (6'4)  
With front aspect double glazed window and panelled radiator.



## Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap, low flush wc, wash hand basin with tiled splash backs, partially tiled wall surround, shaver point, extractor fan and tiled flooring.



## OUTSIDE:

To the front of the property is a tarmacadam parking area for two vehicles. The property also has the benefit of an outside power point with shrub border and path giving access to the front door.

A side path and gate give access to the rear garden where there is a patio area with storage shed leading to the main garden which is laid to lawn. The garden is enclosed by fencing to provide a degree of privacy.

## COUNCIL TAX BAND C

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the first exit onto Newtown Road. Continue to the roundabout and take the second exit onto Holmer Road. Continue for the length of Holmer Road and on reaching the roundabout take the first left onto the Roman Road. Continue along Roman Road to the traffic lights and turn right onto the new development. Continue along the road taking the second turning on the left hand side into Gatekeeper Drive where the property is located on the right hand side as indicated by the agents for sale board.

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## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

9th January 2026

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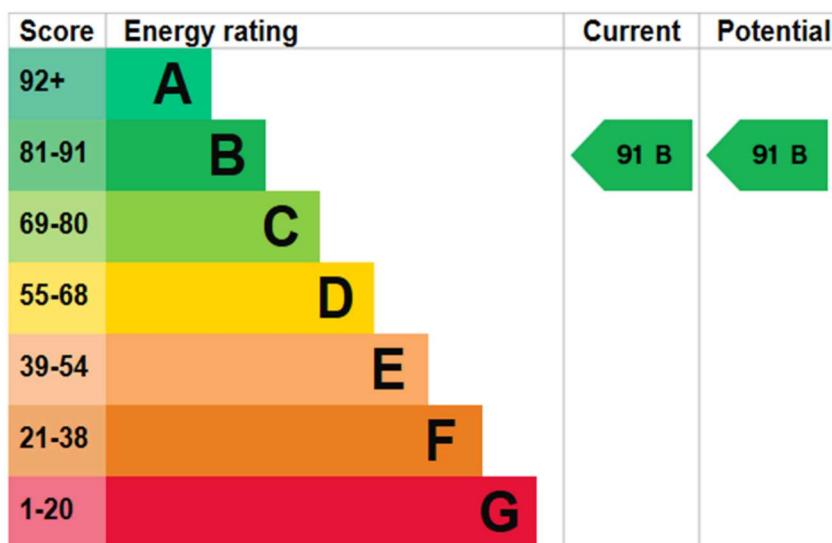
## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

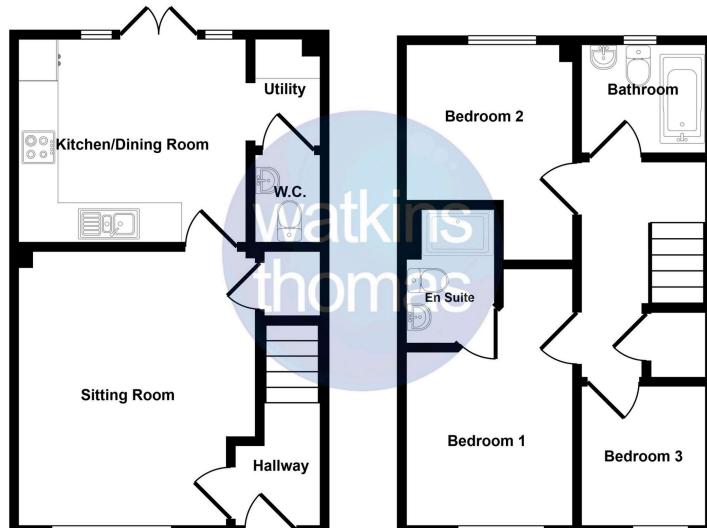
- the average energy rating is D
- the average energy score is 60

# 21 Gatekeeper Drive, Holmer, Hereford, HR4 9EH

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Approx Gross Internal Area  
69 sq m / 742 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.