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2 Emperor Way, Holmer, Hereford, HR4 9EN

'Located to the north of Hereford in the popular Holmer district a three bedroom, semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden. An opportunity to purchase a 40% share of a shared ownership property'

£120,000 (for a 40% Share)

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LOCATION

The property is located to the north of Hereford City in the popular Holmer district. 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 three bedroom, semi detached home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility, cloakroom, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A glazed panelled entrance door leading to the entrance hall with stairs to the first floor, panelled radiator, smoke alarm and door to the sitting room.

Sitting Room

4.34m (14'3) x 3.58m (11'9)

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



Kitchen/Dining Room

4.22m (13'10) x 3.61m (11'10)

With rear aspect double glazed window. A range of units comprising a 1½ bowl stainless steel sink drainer unit with work surface, splash backs, integrated electric oven and hob, cooker hood over, under-stairs storage cupboard, panelled radiator, access to the utility and double glazed door to the rear garden.



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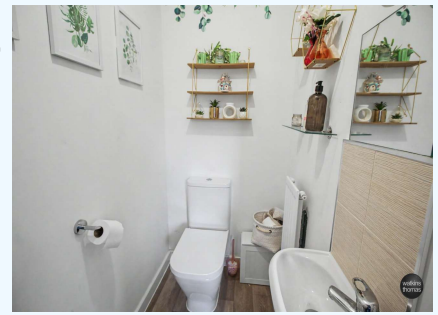
Utility

1.68m (5'6) x 1.02m (3'4)

With work surface, base units under, plumbing and space for washing machine, wall mounted gas central heating boiler and door to the cloakroom.

Cloakroom

With low flush wc, pedestal mounted wash hand basin with tiled splash backs, panelled radiator and extractor fan.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

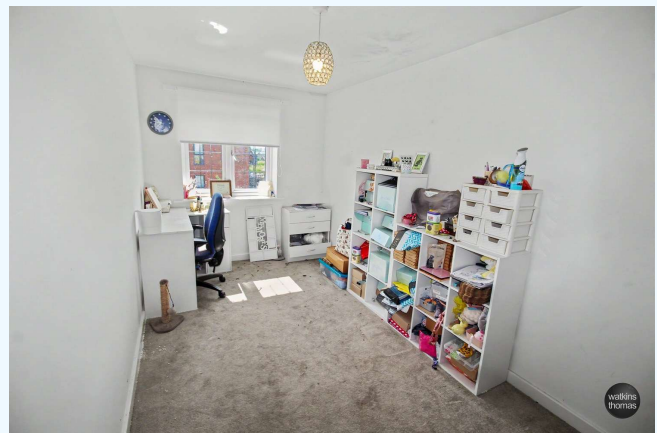
3.89m (12'9) x 2.72m (8'11) (maximum)

With rear aspect double glazed window and panelled radiator.

Bedroom 2

4.67m (15'4) x 2.21m (7'3) (plus door recess)

With front aspect double glazed window and panelled radiator.



Bedroom 3

3.61m (11'10) x 2.44m (8') (maximum)

With front aspect double glazed window, panelled radiator, cupboard with panelled radiator and further panelled radiator.

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Bathroom

2.79m (9'2) (maximum) x 1.91m (6'3) (maximum)

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment over, low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, shaver point, storage cupboard and vinyl flooring.



OUTSIDE:

To the front of the property is a tarmacadam parking area with shrub borders and path giving access to the front door.

A side path and gate give access to the rear garden where there is a patio 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, 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 to the roundabout and take the first exit on the left onto Roman Road. Continue along Roman Road to the traffic lights and turn right, continue for approximately 400m and turn right into Emperor Way where the property is located on the left hand side.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th September 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 A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.