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3 Emperor Way, Off Roman Road, Hereford, HR4 9EN

Located to the north of central Hereford on a new development, in the popular Holmer district, an immaculately presented three bedroom semi-detached family home, which is provided with central heating and double glazing. The property has off-road parking and enclosed garden. It provides the opportunity to purchase a 40% share of a shared ownership property.

£122,000 (For a 40% share)

Residential Sales

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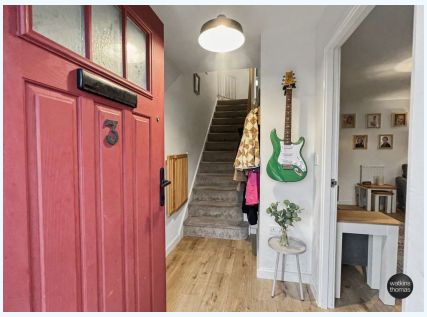
LOCATION
Emperor Way is a residential cul de sac, located on the northern outskirts of the city of Hereford in the favoured Holmer residential district to the north of Bobblestock. In the locality there are a range of amenities with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION
3 Emperor Way is a modern semi-detached home, which is centrally heated and double glazed. The property has a good sized living room, a kitchen/breakfast room with utility recess and cloakroom off, together with three bedrooms and a bathroom on the first floor. To the front, there is a double width car driveway, there is a garden at the rear and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch
With outside light and composite door to;

Reception Hall
2.44m (8') x 1.52m (5')
With stairway to the first floor with wooden hand rail, radiator with shelf over, wood grain effect flooring and with a door to;



Sitting Room
4.32m (14'2) x 3.61m (11'10)
With a leaded double glazed window to the front, radiator, wood laminate flooring and having a feature wall with panelling. Two radiators, wall mounted thermostat and door to;





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Kitchen/Dining Room
4.22m (13'10) x 3.63m (11'11)
With a double glazed window overlooking the rear garden, double glazed door to rear and with an L-shaped arrangement of fitted base cupboards and drawer units with working surface over, herringbone style surrounds and eye level cabinets. Single drainer stainless steel sink unit with drainer and mixer tap, built in electric oven with four ring hob over and stainless steel cooker hood above. Ceiling spotlight fitting, radiator, opening to utility area and door to deep under stair cupboard.





Utility Area
1.68m (5'6) x 1.04m (3'5)
With a wall mounted gas fired boiler providing central heating and domestic hot water, continuation of wood grain effect flooring, recess with plumbing for dishwasher and base cupboard with working surface over and upstand. Door to;



Cloakroom
1.47m (4'10) x 1.07m (3'6)
With low level WC and pedestal wash basin with tiled course over. Continuation of wood grain flooring and radiator.

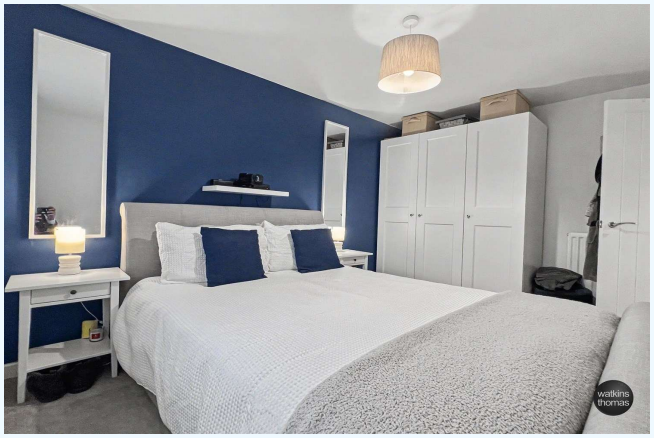
ON THE FIRST FLOOR:

Landing
With access hatch to loft space and feature doors to;



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Bedroom 1
3.91m (12'10) x 2.77m (9'1)
With a double glazed window to the rear and radiator.




Bedroom 2
4.65m (15'3) x 2.21m (7'3)
With a leaded double glazed window to the front, door recess and radiator.

Bedroom 3
2.44m (8') x 2.08m (6'10) (12' maximum)
With a double glazed window to the front, radiator and having a deep over stair storage cupboard with storage shelf and hanging rail.




Bathroom
1.88m (6'2) x 1.7m (5'7) (9' 2 maximum)
With white suite comprising bath with shower, mixer tap and tiled surround, low level WC and pedestal wash basin with tiled course over. Extractor unit, double glazed window, shaver point, radiator and wood grain flooring. Door to shelved storage cupboard.



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OUTSIDE:

Driveway
The property has the benefit of a double width private driveway.

Gardens
The driveway is bounded by hedging and plants.

To the side of the property is a pedestrian gateway opening to a pathway which continues across the rear of the residence. The rear garden area is enclosed by timber panel fencing and is laid to lawn. The rear garden is approximately 30' long by 26' wide.

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.

INFORMATION:
The property is available subject to restrictions in terms of locality. The asking price for the 40% share is £122,000 and the rent payable on the 60% share is £420.89pcm. The service charge is £40.34pcm. These figures are subject to confirmation.

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.

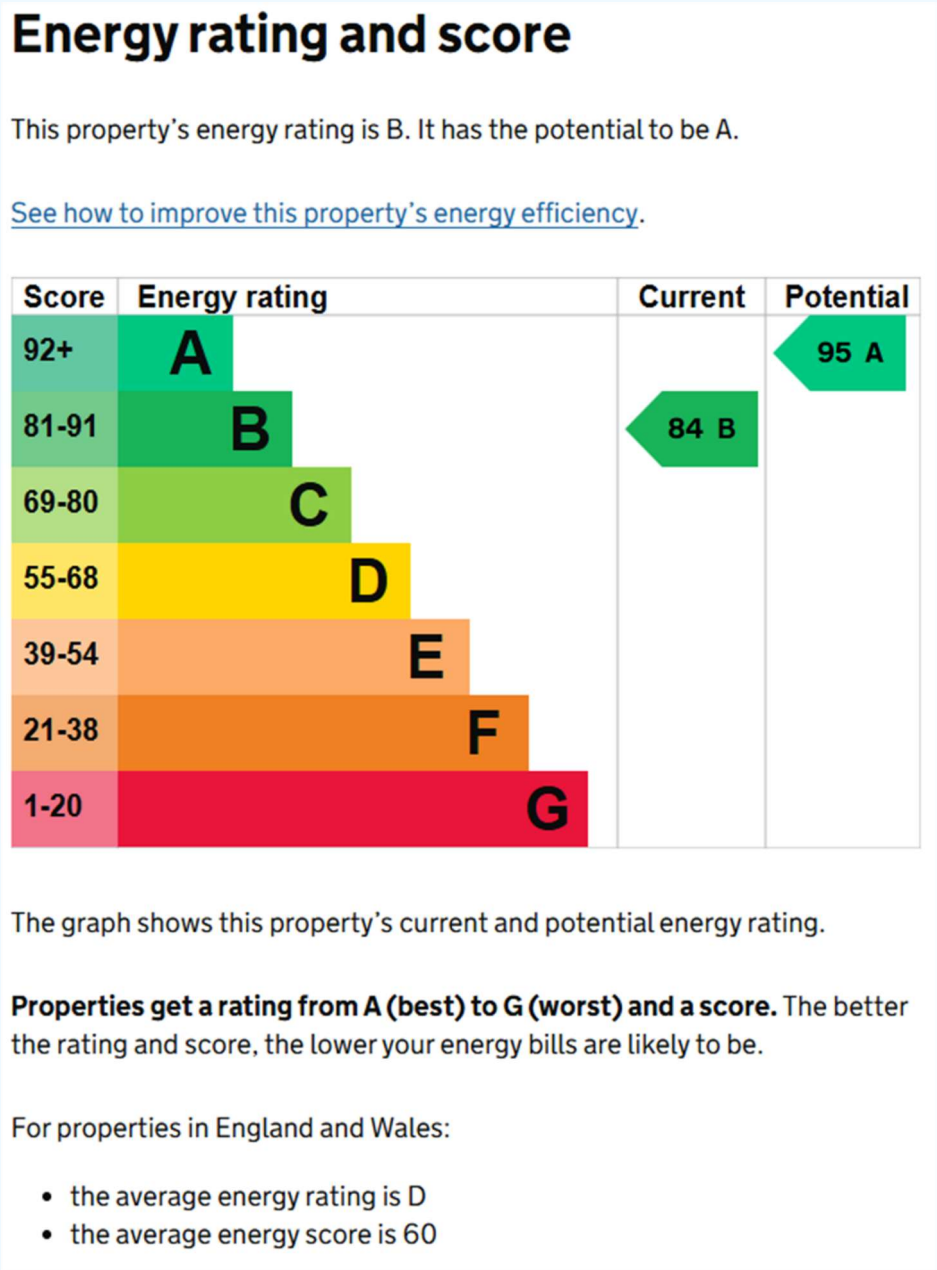
FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

19th November 2026
ID44050

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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.

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