



30 Centurion Way, Credenhill, Hereford, HR4 7FF

Asking Price £325,000

4 3 2 C

A set of icons representing property features: a bed icon for 4 bedrooms, a bathtub icon for 3 bathrooms, a sofa icon for 2 living areas, and a list icon for C (likely a garage or other feature).

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Trivett Hicks is pleased to offer this three/four bedroom detached home, situated in a cul-de-sac position on this sought after development. The property is located within the popular rural village of Credenhill. Credenhill benefits from local amenities to include village shop, take away, church, nursing home and a school to name but a few.

The property briefly comprises; entrance hall, living room, dining room, fitted kitchen, bedroom four, shower room, separate Wc all to the ground floor. To the first floor three bedrooms, master bedroom having en-suite shower room, two bedrooms with built in wardrobes and a family bathroom. The property benefits from double glazing, gas central heating, off road parking to the front and generous sized garden to the rear.

FULL DETAILS

ENTRANCE HALL

Radiator, door to:

LIVING ROOM 19'7" max x 10'8" (5.99m max x 3.27m)

Double glazed window to the front aspect, radiator, power points, oak style laminate flooring, central heating thermostat, opening to:

DINING ROOM 10'0" x 8'7" (3.06m x 2.62m)

Radiator, oak style laminate flooring, power points, double glazed sliding door to the rear garden, door to:

FITTED KITCHEN 10'2" x 10'0" (3.12m x 3.06m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, dishwasher, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to the rear aspect, radiator, ceramic tiled flooring, power points, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed door to the side passage, door to:

INNER HALLWAY

Obscure double glazed window to the side aspect, door to:

SEPARATE WC

Fitted with two piece suite wash hand basin, tiled splashback, low-level WC, radiator and ceramic tiled flooring.

SHOWER ROOM

Fitted with shower cubical housing Triton electric shower and folding glass screen, heated towel rail, extractor fan, radiator and ceramic tiled flooring.

BEDROOM 4 11'9" x 7'11" (3.60m x 2.42m)

Double glazed window to the front aspect, radiator, oak style laminate flooring and power points.

FROM LIVING ROOM STAIRS LEAD TO THE FIRST FLOOR

FIRST FLOOR

LANDING

Double glazed window to the side aspect, radiator, power point, access to the roof space, door to airing cupboard housing hot water tank, door to:

MASTER BEDROOM 13'8" x 11'5" (4.17m x 3.50m)

Double glazed window to the rear aspect, built-in wardrobe, radiator, power points, door to:

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising glazed/tiled shower enclosure with mixer shower, wash hand basin in vanity unit with cupboards under, shaver light, low-level WC, extractor fan, obscure double glazed window to the rear aspect, radiator and ceramic tiled flooring.

BEDROOM 2 10'0" x 9'4" (3.07m x 2.87m)

Double glazed window to the front aspect, radiator, laminate flooring, power points and built in fitted double wardrobe.





BEDROOM 3 9'4" x 9'0" (2.87m x 2.76m)
Double glazed window to the front aspect, radiator and power points.

BATHROOM
Fitted with three piece suite with panelled bath with hand shower attachment over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, obscure double glazed window to the side aspect, radiator and ceramic tiled flooring.

OUTSIDE
The property is approached by driveway providing off road parking. To the rear, good size garden with patio area bordered by shrub beds all being enclosed by wooden panelled fencing.

DIRECTIONS
Proceed out of Hereford on the A438 Kings Acre Road signposted Brecon. After passing Wyevale Garden Centre on the right, take the next turning right signposted Credenhill on the A480. Follow this road, when reaching the roundabout take the second exit signposted Credenhill. Continue on this road taking the left turn into the village of Credenhill. Then take a left again into Dovecote Lane, continue on this road, then as you reach a T junction in the road bear right into Centurion Way. Follow the road along and the property will be found after a short distance on the left hand side.

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

COUNCIL TAX
Band D £2317.59 2024/2025 (A reduction may be applicable for single occupancy).

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.

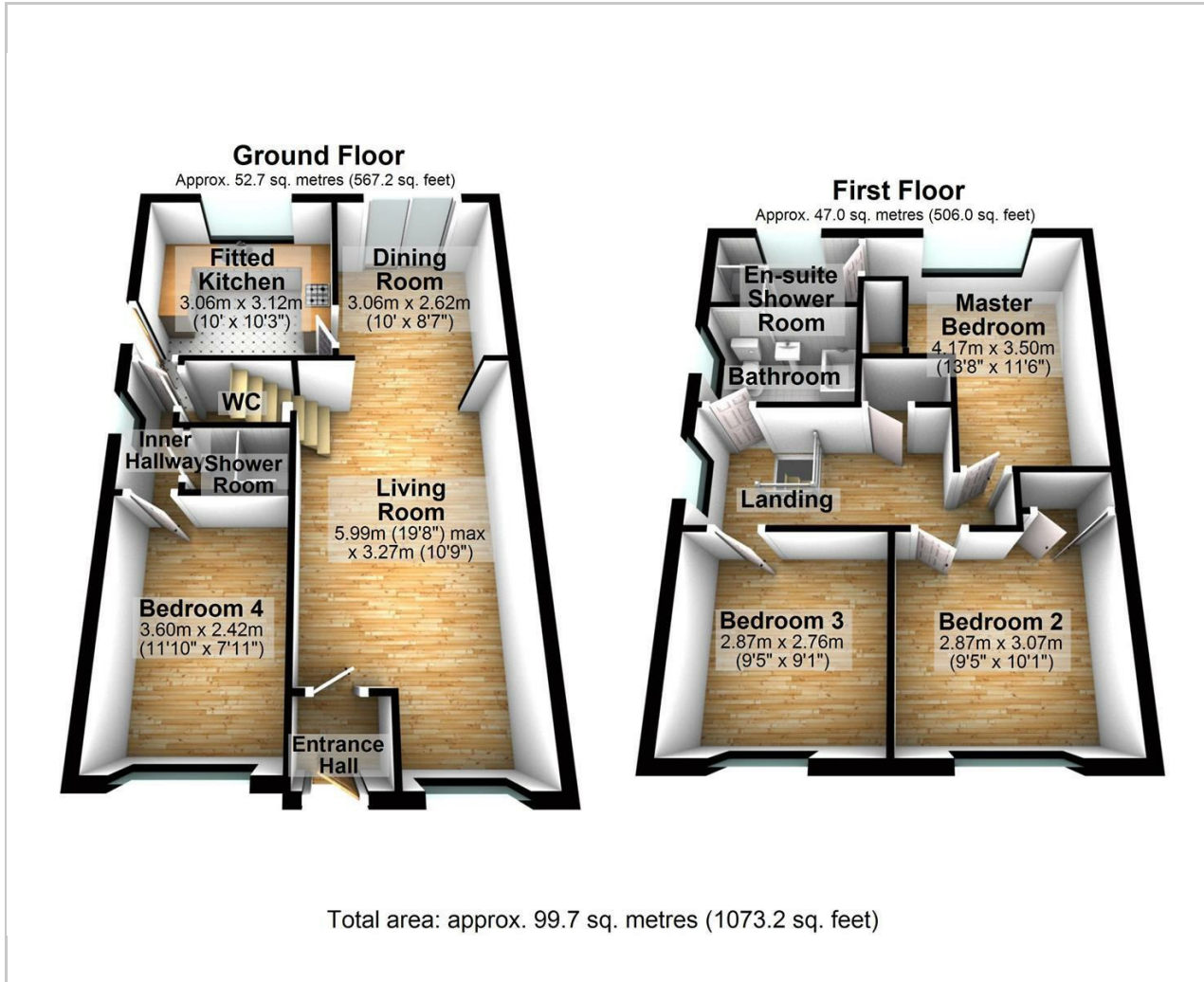
LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

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.



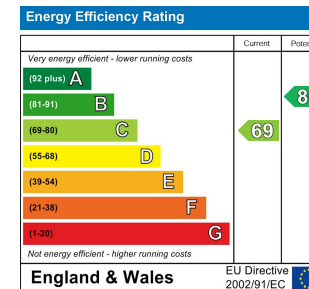
Floor Plan



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 firm's 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