



5 Elm Road, Credenhill, Hereford, HR4 7DP

Asking Price £275,000

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Trivett Hicks is pleased to offer this superb three bedroom semi detached house, which is situated in the popular rural village of Credenhill to the north west of Hereford City. Credenhill benefits from various amenities a village shop, take away, church and a school to name but a few.

The well presented accommodation briefly comprises; entrance hall, living room, fitted kitchen, dining room and cloakroom Wc all to the ground floor. To the first floor three bedrooms and a family bathroom with shower.

The property further benefits from double glazing, good size garden to the rear and driveway providing off road parking to the front for several cars.

FULL DETAILS

ENTRANCE HALL

Double glazed window to the rear aspect, double radiator, stairs to the first floor, door to:

CLOAKROOM

Obscure double glazed window to the rear aspect, fitted with two piece suite comprising, wash hand basin, tiled splashbacks, low-level WC, radiator, oak karndean style flooring.

LIVING ROOM 10'10" x 16'4" (3.29m x 4.97m)

Double glazed windows to the front aspect, radiator, TV points, power points, oak karndean style flooring, opening to:

DINING ROOM 10'10" x 8'10" (3.29m x 2.68m)

Double glazed window to the front aspect, double radiator, oak karndean style flooring and power points, door to:

FITTED KITCHEN 9'2" x 13'9" (2.79m x 4.18m)

Double glazed window to the rear aspect, double radiator, fitted with a range of matching base and wall units, one and half bowl sink unit, splashbacks, fitted dishwasher, plumbing for washing machine, space for tumble dryer, space for cooker with extractor hood over, space for fridge freezer, oak karndean style flooring and double glazed door to the rear garden.

LANDING

Double glazed window to the side aspect, door to:

MASTER BEDROOM 10'10" x 14'5" (3.31m x 4.39m)

Two double glazed windows to the front aspect, radiator and power points.





BEDROOM TWO 10'10" x 10'8" (3.31m x 3.26m)
Double glazed window to the front aspect, radiator and power points.

BEDROOM THREE 9'2" x 9'1" (2.80m x 2.77m)
Double glazed window to the rear aspect, radiator, fitted wardrobe and power points, door to:

BATHROOM
Fitted with three piece suite comprising wash hand basin, tiled splashback, panelled bath with hand shower attachment over, additionally fitted with electric shower and glass screen over, low-level WC, chrome heated towel rail, extractor fan, obscure double glazed windows to the rear aspect, oak style flooring and ceiling spotlights.

OUTSIDE
The property is approached by gravelled driveway providing off road parking for several cars. Side gate gives access to the rear garden, this being landscaped predominantly laid to lawn on the left hand side. To the right side lovely covered decked seating area immediately to the rear of the property. Then at the far end another raised decking area, partly covered ideal for entertaining. The whole garden is enclosed by wooden panelled fencing and having the benefit of outside tap.

TENURE
Freehold

MONEY LAUNDERING
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.

COUNCIL TAX
Band B £1802.57 2025/2026 (A reduction may be applicable for single occupancy).

DIRECTIONS
Proceed out of Hereford on the A4103 (north west of Hereford) and at the roundabout take the third exit sign posted Credenhill. Continue along the road passing through a set of traffic lights and take the next turning left into Station Road and the village of Credenhill. Proceed past the school and take the turning left into Elm Road, continue for a short distance and the property will be found on the left hand side.

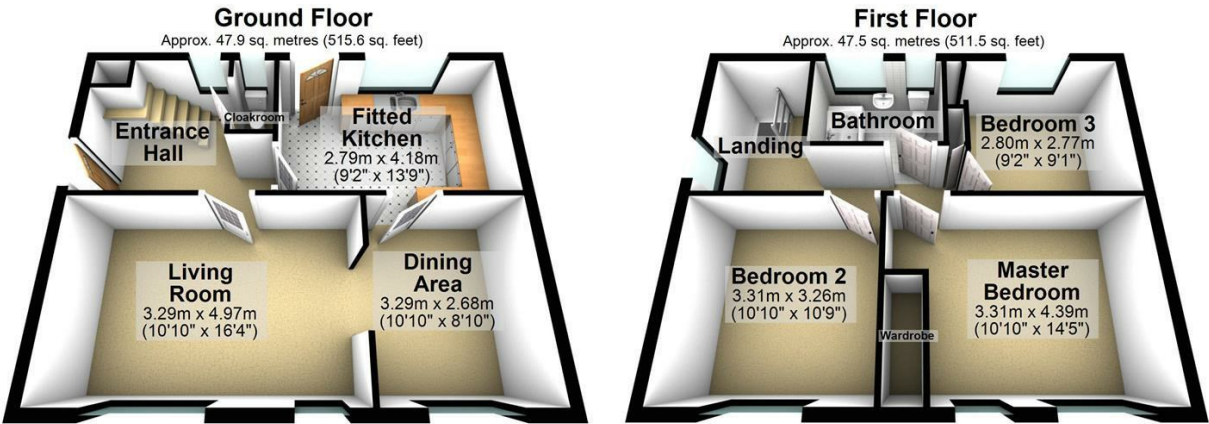
TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

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

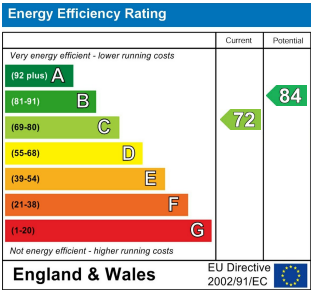


Total area: approx. 95.4 sq. metres (1027.1 sq. feet)

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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