

for sale

offers in the region of **£280,000**



Meadow Drive Credenhill Hereford HR4 7EE

Being sold with NO ONWARD CHAIN this wonderful detached family home is in need of modernisation throughout and is located in a peaceful cul-de-sac location. Offering fantastic accommodation throughout this is one you don't want to miss.

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Approach

A drop curb giving access to the tarmac drive which leads to the garage up and over door. To the side there is a lovely lawn area and the door to the front giving access to:

Entrance Hall

Double glazed door to front, double glazed obscure window to front elevation, stairs leading to the first-floor landing, under stairs storage, ceiling light point and doors leading to:

Lounge

16' 1" Into Bay x 10' 11" Max (4.90m Into Bay x 3.33m Max)

Double glazed bay window to front elevation, featured fireplace, two wall light points, ceiling light point and double doors opening to the dining room.

Dining Room

10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed patio door to the rear giving access to the conservatory, electric radiator, ceiling light point and door leading to the kitchen.

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one bowl sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine. Double glazed window to rear elevation, understairs panty, ceiling light point and door leading to inner hall/ utility room.

Inner Hall/Utility Room

15' 3" x 4' 10" (4.65m x 1.47m)

Door to rear giving access to the rear garden, window to front and rear elevations, ceiling light point and door leading to the garage.

Garage

21' x 9' 3" (6.40m x 2.82m)

Up and over doors to the front, power and lighting with windows to side and rear elevations.

Conservatory

16' 9" x 8' 3" (5.11m x 2.51m)

Double glazed patio doors to the rear giving access to the rear garden and double glazed windows to rear and side elevation.



First Floor Landing

Double glazed window to side elevation, loft access, ceiling light point and doors leading to:

Bedroom One

14' 3" x 9' 11" Max (4.34m x 3.02m Max)

Double glazed window to front elevation and ceiling light point.

Bedroom Two

10' 5" x 9' 11" Max (3.17m x 3.02m Max)

Double glazed window to rear elevation, fitted wardrobes, airing cupboard which houses the water tank and ceiling light point.

Bedroom Three

8' 10" x 7' (2.69m x 2.13m)

Double glazed window to front elevation and ceiling light point.

Bathroom

Bath with mixer taps with space for wash hand basin, low level W.C, part tiling to walls, ceiling light point and double glazed obscure window to rear elevation.

Rear Garden

A good size rear garden which is mainly laid to lawn with mature shrubs and fencing to the boarder. To the side you have a side gate which gives access back to the front of the home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315157 - 0004

Tenure: Freehold

EPC Rating: F

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