

for sale

£300,000



Glebe Close Credenhill Hereford HR4 7EX

Situated in a quiet and peaceful cul-de-sac location in Credenhill, this wonderful semi-detached family home backs onto far reaching views of fields and woodlands. Offering large rooms and being well presented throughout this is one you don't want to miss.

Glebe Close Credenhill Hereford HR4 7EX

Approach

A drop curb giving access to the brick pathed drive which leads up to the garage up and over doors. With a lawn area to the front and further door leading to the entrance hall.

Entrance Hall

With a double glazed door and obscure window situated to the front of the property, radiator, ceiling light point, stairs and doors leading to:

Lounge

14' 2" x 11' Max (4.32m x 3.35m Max)

With a double glazed Bay Window situated to the front elevation, ceiling light point with coving and fan, central heating radiator and electric fire with featured surround. Four wall lights and double doors leading through to the Dining Room.

Dining Room

10' 5" x 9' (3.17m x 2.74m)

With double glazed patio doors situated to the rear elevation, radiator, ceiling light point with coving and door leading through to the Kitchen

Kitchen

10' 5" x 7' 10" (3.17m x 2.39m)

With a double glazed window situated to the rear elevation, under stairs storage, ceiling light point and coving to the ceiling. Fitted with wooden wall and base units with roll top work surfaces over, a one bowl sink and drainer with splash back tiling to the walls. With space for a electric oven and microwave, electric hob cooker hood over and plumbing for a dishwasher, with a doorway leading to:

Utility Room/ Office

14' 3" Max x 7' 11" (4.34m Max x 2.41m)

Fitted with wooden wall and base units with roll top work surfaces over, space for fridge freezer and plumbing for washing machine. With a double glazed door situated to the side elevation, a cupboard housing the central heating boiler and ceiling light point.

Cloakroom

Briefly comprising of; wash hand basin and W.C, with part tiling and ceiling light point.



First Floor Landing

With a double glazed window situated to the side elevation, loft access, ceiling light point and doors leading to:

Bedroom One

14' 3" x 10' Max (4.34m x 3.05m Max)

With a double glazed window situated to the front elevation, radiator, ceiling light point with fan and fitted wardrobes.

Bedroom Two

10' 3" x 10' Max (3.12m x 3.05m Max)

With a double glazed window to the rear elevation offering stunning views, central heating radiator, fitted wardrobes and ceiling light point.

Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

With a double glazed window situated to the front elevation, radiator and ceiling light point.

Bathroom

Full tiling, with a double glazed obscure window situated to the rear elevation, radiator and ceiling light point . A bath with shower overhead, wash hand basin and W.C.

Workshop

16' 2" x 8' 2" (4.93m x 2.49m)

With a double glazed window situated to the side elevation, power and lighting.

Garage

16' 6" x 8' 1" (5.03m x 2.46m)

With Up and Over doors, power and lighting.

Rear Garden

A beautiful rear garden with has a brick pathed area perfect for entertaining guests with steps leading to the lawn area, which is surrounded by mature shrubs, plants and fencing to the borders. There is also a 8ft X 6ft summer house which has power and lighting. This wonderful garden backs on to fields giving you far reaching peaceful views.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315825 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/HER315825



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk