

32, Meadow Drive, Hereford, HR4 7EE  
Price £300,000

# 32 Meadow Drive Hereford

Please note that the dimensions stated are taken from internal wall to internal wall.

MOTIVATED VENDORS WHO HAVE ALREADY SECURED A PROPERTY TO BUY.

This is a very nice example of a three bedroom semi detached house in a cul-de-sac location where property rarely becomes available. Further benefits include a large, enclosed and private rear garden, garage and block paved driveway parking.

CALL 01432 266007 TO BOOK YOUR VIEWING TODAY.

- Semi Detached House
- Quiet Cul De Sac Location
- 3 Bedrooms, 2 Reception Rooms
- Large Rear Garden
- Garage & Driveway parking
- Popular Village

## Material Information

**Price** £300,000

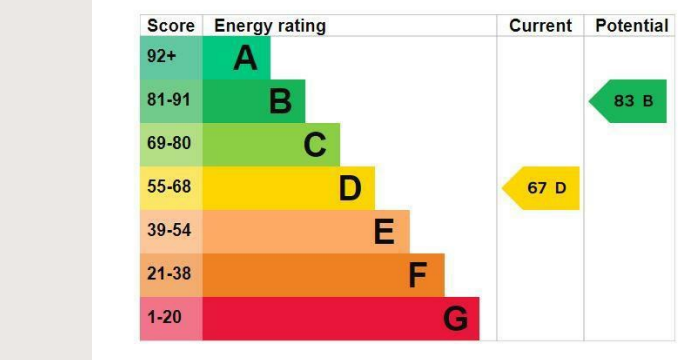
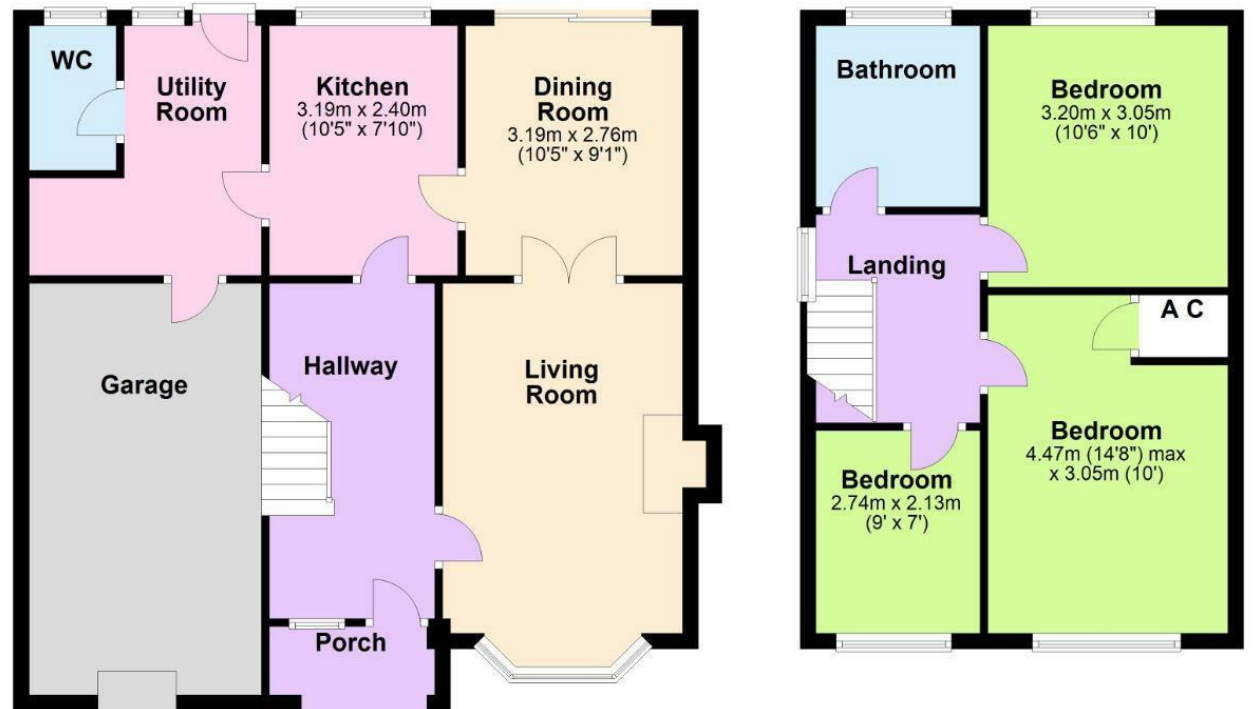
**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** D (67)

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## Introduction

A very nice example of a three bedroom semi detached house that could easily be your forever family home as it offers plenty of potential to extend (subject to the usual permissions and regulations)

## Property Description

Once inside the front door you are in the hallway where there are stairs rising to the first floor and door in to the kitchen and also to the living room on your right, which has a feature fireplace and double doors in to the dining room. The dining room has sliding doors overlooking and leading you in to the rear garden and a door in to the kitchen, which has wall and base units with worktop and sink and drainer inset, free standing cooker. From the kitchen there is a door directly in to the utility room which has space for washing machine and tumble dryer, door in to the garage and door in to the cloakroom with toilet and wash hand basin.

From the first floor landing you can access all three bedrooms and the family bathroom which has a white suite comprising of a bath, toilet and wash hand basin.

## Garden & Parking

The rear garden is enclosed by fencing and hedging and offers a good degree of privacy. There is a paved patio area, gated side access, a large lawn with flower and shrub borders and two sheds, one used as a workshop.

The garage has an up and over door, power and light connected and to the front there is a good sized block paved driveway for two/three cars and a secure anchor point.

## Location

Credenhill is a popular village, just 4 miles west of Hereford city. Within the village is an excellent range of local amenities which include: primary school, parade of shops, doctor surgery, church, village hall, playing fields, restaurant serving French cuisine and a bus service in to Hereford City Centre where you will find an array of amenities.

## Services

All mains services are connected.

Herefordshire Council Tax Band - C

Tenure - Freehold

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## Directions

From Hereford proceed west on Kings Acre Road. Just after the garden centre take the right hand turn signposted for Credenhill. As you enter the village take the left hand turn into the main village, proceed a short distance along and take the left for meadow drive, then take the first right and the property can be found on the right hand side.

