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87 Ecroyd Park, Credenhill, Herefordshire, HR4 7EN

'Situated to the north west of Hereford in the popular village location of Credenhill a three bedroom, detached family home with double glazing, electric heating (where specified), off road parking, garage and enclosed rear garden'

£275,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the village location of Credenhill. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom detached family home with double glazing, electric heating (where specified), off road parking, garage and enclosed rear garden. The accommodation comprises; entrance hall, sitting room, kitchen/dining room, side passageway, first floor landing with access to three bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with front and side aspect double glazed window, smoke alarm, night storage heater, stairs to the first floor, door to the kitchen/dining room and sitting room.

Sitting Room

5.44m (17'10) x 3.63m (11'11) (maximum)

With front and rear aspect double glazed windows, night storage heater, electric fire with brick surround and mantel over.



Kitchen/Dining Area

5.44m (17'10) (maximum) x 3.68m (12'1) (maximum)

With rear aspect double glazed window, a range of units comprising ceramic sink with double drainer, work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for washing machine, understairs storage area, space for dining table, night storage heater, laminated flooring and side aspect double glazed door giving access to the side passageway.



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Side Passageway

With front and rear aspect double glazed doors and door to the garage.

ON THE FIRST FLOOR:

Landing

With night storage heater, airing cupboard housing the hot water cylinder and doors to bedrooms, bathroom and separate wc.

Bedroom 1

3.66m (12'0) (maximum) x 3.56m (11'8) (maximum)

With front aspect double glazed window and wardrobe.

Bedroom 2

3.56m (11'8) x 2.67m (8'9)

With front aspect double glazed window and access hatch to loft space.



Bedroom 3

2.64m (8'8) x 1.96m (6'5)

With rear aspect double glazed window.

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Bathroom

With side aspect double glazed window and suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, extractor fan and partially tiled wall surround.



Separate Wc

With rear aspect double glazed window and low flush wc.

OUTSIDE:

To the front of the property is a lawn garden with shrub borders. There is a block paved driveway giving access to the GARAGE (16'6 x 8'7) with electric roller door, power and lighting. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn with various shrub borders. The garden is enclosed by fencing and hedging to provide a degree of privacy. The property also has a useful storage shed and outside tap.



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COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road and on reaching the roundabout take the second exit along the Kings Acre Road. Continue along the Kings Acre Road passing Blue Diamond garden centre and turn right sign posted Credenhill. Continue to the roundabout and take the second exit towards the village of Credenhill. On reaching Credenhill proceed through the village and turn left into Station Road. Continue along Station Road, passing the shops, and turn left into Mill Lane. Continue along Mill Lane taking the first turning left into Ecroyd Park. Take the first right and the property is located on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13th September 2024

ID38883

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

