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9 Mill Close, Credenhill, Hereford, HR4 7EQ

'Situated to the north of Hereford City in the popular village location of Credenhill, a well presented, two bedroom, semi detached bungalow with gas central heating, double glazing where specified, off road parking, garage and enclosed rear garden'

£275,000 (Freehold)

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LOCATION

The property is situated in the popular village location of Credenhill which lies to the north west of Hereford City. In the area are a range of amenities including local shop, Chinese restaurant and takeaway 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 well presented two bedroom semi detached bungalow with the added benefit of off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, inner hall with access to two bedrooms and shower room, conservatory, kitchen and utility room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Hall

A front aspect double glazed entrance door leads to the entrance hall with double glazed window, telephone point, panelled radiator, tiled flooring, storage cupboard housing the gas central heating boiler, arch to the kitchen and door to the sitting room.

Kitchen

3.51m (11'6) x 2.29m (7'6)

With side aspect window, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, space for fridge, larder cupboard, tiled flooring and glazed door to the utility room.



Utility Room

3.18m (10'5) x 1.35m (4'5)

With side and front aspect double glazed windows, stable door to the rear garden, plumbing and space for washing machine, space for tumble dryer with work surface over and tiled flooring.

Sitting Room

4.83m (15'10) x 4.22m (13'10)

With front aspect double glazed window, panelled radiator, laminated flooring, television aerial point and door to inner hallway.



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Inner Hallway

With access hatch to loft space, smoke alarm laminated flooring, thermostat for central heating and doors to bedrooms and shower room.

Bedroom 1

4.39m (14'5) x 3.23m (10'7)

With rear aspect double glazed window, a range of built-in wardrobes with sliding doors and panelled radiator.

Bedroom 2

3.15m (10'4) x 2.57m (8'5)

With rear aspect double glazed window, panelled radiator, laminated flooring and glazed door to conservatory.



Conservatory

3.07m (10'1) x 2.92m (9'7)

Of upvc construction with double glazed windows, television point, panelled radiator and double glazed French doors giving access to the rear garden.



Shower Room

With side aspect double glazed window, low flush wc, pedestal mounted wash hand basin, shower cubicle with electric shower, extractor fan, heated towel rail, dimplex wall heater, fully tiled wall surround, inset spot lights and tiled flooring.

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OUTSIDE:

To the front of the property double gates give access to a tarmacadam driveway which in turn gives access to the GARAGE (23'10 x 9'3) with up and over door, power, lighting with a side and rear aspect window and door to the rear garden.

The front garden is laid to lawn and is enclosed by walling and fencing. A side gate gives access to the side of the property where is a storage shed which then leads to the rear garden where there is a patio leading to the main garden which is laid to lawn. There is a decked patio area to the right of the garden and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast 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, gas, 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 Kings Acre Road, passing The Blue Diamond Garden Centre, turn right signposted Credenhill. Continue to the roundabout and take the second exit signposted Credenhill. On reaching the village of Credenhill turn left into Station Road. Follow along the road passing the shops on the left hand side and turn left into Mill Lane and turn right into Mill Close where 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.

11th July 2025

ID41013

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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 C. 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	69 C	78 C
55-68	D		
39-54	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.

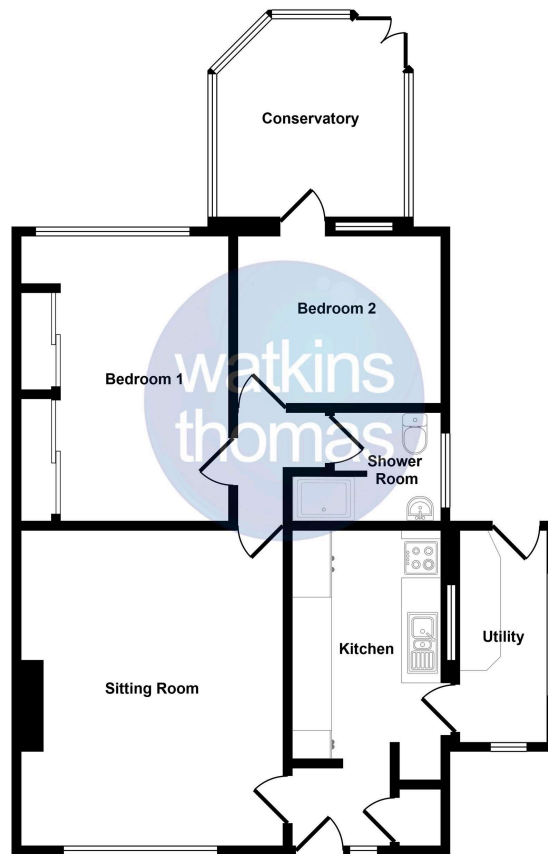
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.