



3 HERITAGE DRIVE

CREDENHILL, HEREFORD HR4 7ER

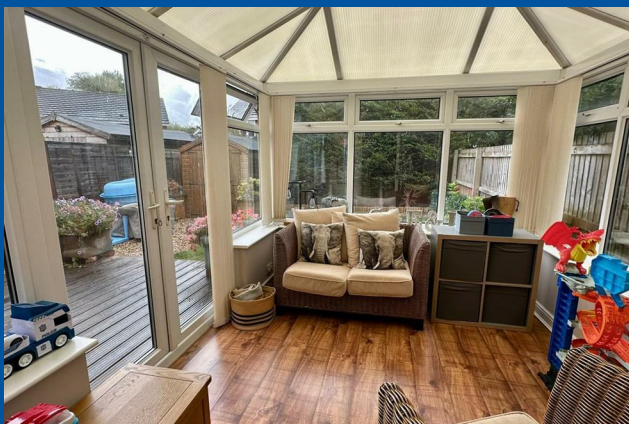
£315,000
FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, a well maintained 3 bedroom detached house offering ideal family or retirement accommodation. The property has the added benefit of gas central heating, double glazing, downstairs cloakroom, ensuite shower room, single garage and double width driveway and to fully appreciate this property we strongly recommend an internal inspection



3 HERITAGE DRIVE

- Popular village location
- Well maintained 3 bedroom detached house
- 2 reception rooms, breakfast-kitchen & conservatory
- Ensuite shower room
- Ideal for family or retirement
- Must be viewed



Canopy Porch

With outside light and uPVC entrance door through to the

Entrance Hall

with laminate flooring, radiator, coved ceiling and door to the

Lounge

With laminate flooring, a double glazed window to the front aspect with vertical blinds, coved ceiling, radiator, feature fireplace with hearth, display mantel and electric fire, carpeted staircase to the first floor. decorative wall and an archway through to the

Dining Room

With laminate flooring, radiator, door to the breakfast/kitchen and a double glazed sliding patio door to the

Conservatory

Of brick and uPVC construction with laminate flooring, opening window vents, vertical blinds, power and light points and double glazed double doors on to the rear decking and garden.

Breakfast/Kitchen

With 1 ½ bowl sink unit and mixer tap, a range of wall and base cupboards, ample work surfaces with splash backs, double glazed window overlooking the rear garden with roller blind, tiled floor, space for a breakfast table, door to the side passageway, built in double oven and gas hob with cooker hood over, built in

dishwasher, built in fridge, radiator, wall mounted central heating boiler and door to the

Lobby

With tiled floor, double glazed window, internal door to the garage (with scope to convert subject to the necessary consent) and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back, radiator, tiled floor and extractor fan.

First Floor Landing

With fitted carpet, radiator, double glazed side window, coved ceiling, access hatch to the loft space and built in airing cupboard

Bedroom 1

With fitted carpet, radiator, decorative wall, built in wardrobe with folding doors, double glazed window overlooking the rear garden and door to the

Ensuite Shower Room

With suite comprising pedestal wash hand basin with mirror above, low flush WC, shower cubicle with glazed sliding doors, tiled floor, double glazed window, extractor fan, partially tiled wall surround and ladder style towel rail/radiator.

Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect

Bedroom 3

With fitted carpet, radiator, double glazed window to the front.

Bathroom

With suite comprising bath with hand held shower attachment over, pedestal wash hand basin with mirror above, low flush WC, tiled floor, partially tiled wall surround, ladder style rail/radiator, double glazed window and extractor fan.

Outside

To the front of the property there is a good sized driveway providing off road parking for at least 2 vehicles with access to the

Garage

With up and over door, power and light points, ample storage space and door to the rear leading through to the lobby.

To the immediate rear of the property there is a decked area leading onto the remainder of the garden which is laid to lawn and bordered by flowers and shrubs and all well enclosed by high fencing and hedging for privacy. There is a useful timber garden shed, side access and external power point

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'D' - £2,434 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre along Whitecross Road taking the 2nd exit at the Monument roundabout onto King's Acre Road. Follow the signs to Credenhill, on entering the village of Credenhill turn left into Centurion Way and then first right into Heritage Drive.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

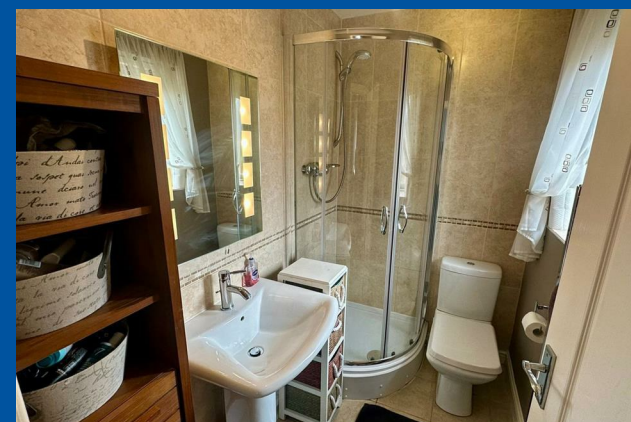
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

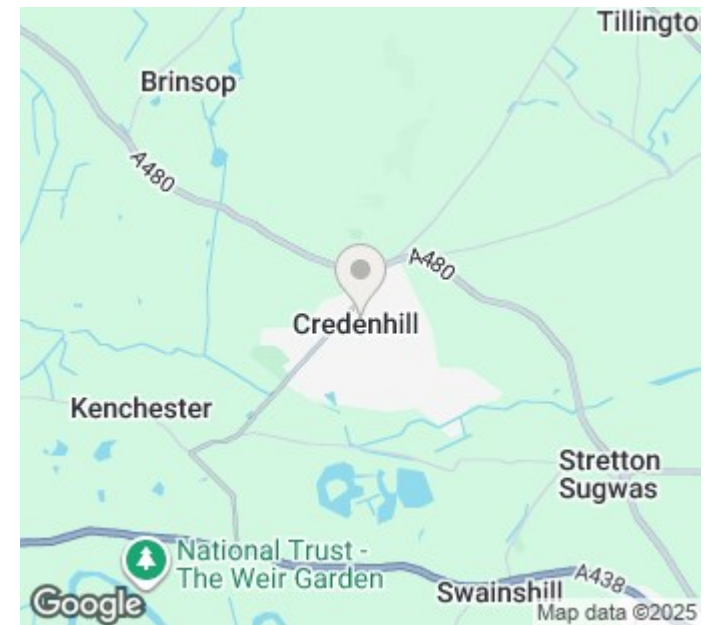
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

3 HERITAGE DRIVE





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

