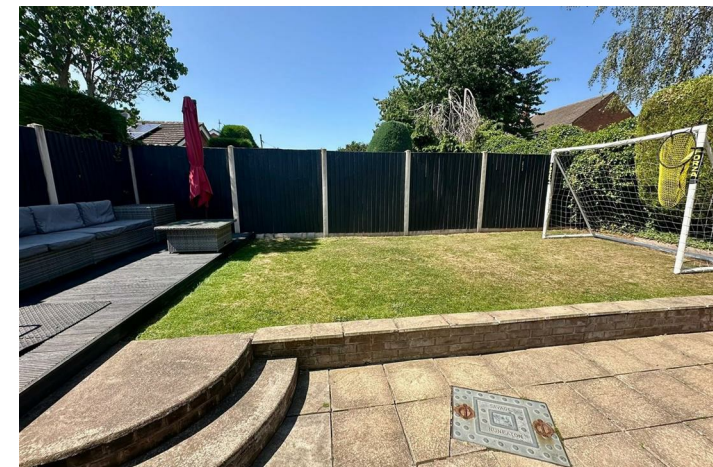




22 ECROYD PARK

CREDENHILL, HEREFORD HR4 7EL

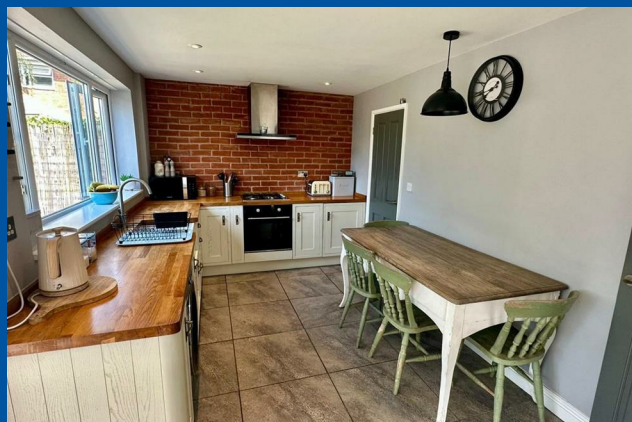
£300,000
FREEHOLD

Situated in a peaceful position within this popular village location, a well presented three bedroom detached home offering ideal family accommodation. The property which benefits from spacious living accommodation to the ground floor, modern kitchen & bathrooms, three bedrooms, front & rear gardens, garage & driveway also has the added benefit of gas central heating & double glazing. A viewing is highly recommended.



22 ECROYD PARK

- Garage, driveway & gardens
- Well presented throughout
- Three bedroom detached house
- Popular village location
- Ideal family home!
- Must be viewed!



Full Description

Situated in a peaceful position within this popular village location, a well presented three bedroom detached home offering ideal family accommodation. The property which benefits from spacious living accommodation to the ground floor, modern kitchen & bathrooms, three bedrooms, front & rear gardens, garage & driveway also has the added benefit of gas central heating & double glazing. A viewing is highly recommended.

Ground floor

With open porch area and composite entrance door leading into the

Entrance hallway

With tiled floor, ample space for coat and shoe storage, radiator, two double glazed windows, ceiling light point, carpeted stairs leading up and doors into

Living room

With solid wood flooring, double glazed window to the side aspect, double glazed french doors to the front aspect opening on to the front patio area, ceiling light point, radiator, feature wood burning stove with tiled hearth and wooden mantle over.

Kitchen/dining room

A farmhouse style fitted kitchen with feature exposed brickwork, fitted base units and wooden work surfaces over, Belfast sink, integrated larder fridge, electric oven with 4 ring gas hob and extractor over, under counter

space for washing machine, ample space for dining, under stair storage cupboard with wall mounted boiler, space for a larder freezer. The kitchen/dining room opens into the

Family room

With radiator, tiled floor, recess spotlights, double glazed windows and french doors opening out onto the rear garden.

First floor landing

With fitted carpet, ceiling light point, airing cupboard, gas central heating thermostat and doors to

Bedroom 1

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows to the front and side, built in wardrobe.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear aspect.

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window.

Bathroom

A modern fitted suite with white p shaped panel bath with electric shower over and fully tiled surround, wash hand basin with storage under, chrome heated towel rail, double glazed windows, tiled floor and recess spotlights.

Toilet

With low flush w/c, tiled floor, recess spotlights, radiator and double glazed window.

Outside

To the front a paved patio area, an area of lawn with a stoned border. There is a block paved driveway with two side access gates and up and over door to the front of the garage. To the rear a low maintenance garden with a paved patio area, steps leading up to an area of lawn with a further raised decked area perfect for entertaining. The rear garden is enclosed by fencing and hedging.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). O

Directions

Proceed West out of Hereford along Kings Acre Road, taking the right hand turning just before Kings Acre Cars towards Credenhill, at the roundabout take the second exit straight over, proceed into Credenhill and take the left hand turning after the traffic lights heading into the village, take the third left hand turning into Meadow Park/Ecroyd Park, take the second left signposted for Ecroyd Park and then take the first left, the property is situated at the end on the left hand side.

Viewing Arrangements

Strictly by appointment through the Agent (01432)

355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

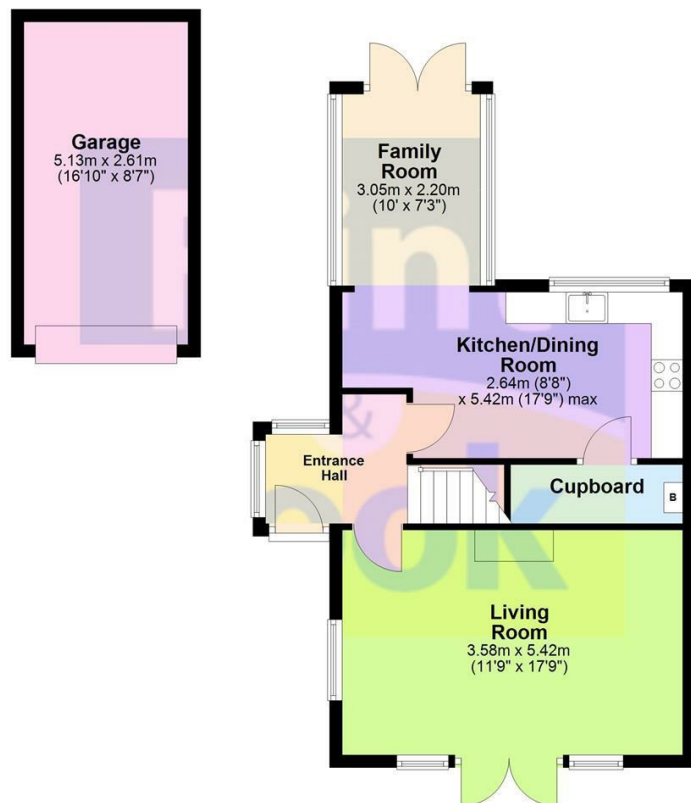
Money Laundering

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

22 ECROYD PARK



Ground Floor
Approx. 48.5 sq. metres (522.5 sq. feet)



First Floor
Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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