Trivett Hicks

14 Willow Close, Credenhill, Hereford, Herefordshire, HR4 7FE

Asking Price £219,995

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NEW PRICE

Trivett Hicks is pleased to offer this well presented two bedroom semi detached house situated in the popular village of Credenhill, located north west of Hereford city. Credenhill benefits from many amenities such as a primary school, local store, soon to be Tesco Express.

The property provides spacious accommodation comprising of an entrance hall, living room, fitted kitchen/ breakfast room with integrated oven & hob. To the first floor two bedrooms and a good sized bathroom with mains water pressure power shower over the bath.

The property benefits from gas central heating, double glazing, enclosed south facing garden rear garden, off road parking to the front for at least two cars and garage.

FULL DETAILS

ENTRANCE HALL

Radiator, door to:

LIVING ROOM 19'6" x 8'1" (5.94m x 2.46m)

Double glazed window to the front aspect, two radiators, under stairs cupboard, power points, TV point, stairs to the first floor, door to:

FITTED KITCHEN/DINING ROOM 7'8" x 11'8" (2.33m x 3.56m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with tiled splashbacks, extractor fan, wall mounted Worcester gas boiler serving heating system and domestic hot water, plumbing for automatic washing machine, fitted electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to the rear aspect, radiator, vinyl flooring, power points and double glazed door to the rear garden.

LANDING

Fitted cupboard over the stairs, oak style laminate flooring, power point, smoke detector, access to the roof space, door to:

BEDROOM ONE 9'5" x 11'8" (2.87m x 3.56m)

Double glazed window to the front aspect, radiator, oak style laminate flooring, TV point, power points, built in fitted wardrobe with hanging rail and shelf over, door to:

BEDROOM TWO 7'9" x 11'9" (2.36m x 3.59m)

Double glazed window to the rear aspect, radiator, oak style laminate flooring, TV point and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with hand shower attachment over, wash hand basin in vanity unit with cupboards under, low-level WC, tiled surround, extractor fan, obscure double glazed window to the side aspect, radiator and ceramic tiled flooring.

OUTSIDE
The property is approached by driveway providing off road parking for two cars, which leads to the garage. Door at rear of garage leads to the rear south facing garden with paved patio, lawn area beyond, bordered by flower and shrub beds, all enclosed by wooden panelled fencing.

GARAGE 16'10" x 8'0" (5.12m x 2.45m)
Up and over door to the front, power points, loft storage space and personal door to the rear garden.

COUNCIL TAX
Band B £1985.302026 -2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council Tel no.: 01432 260000

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

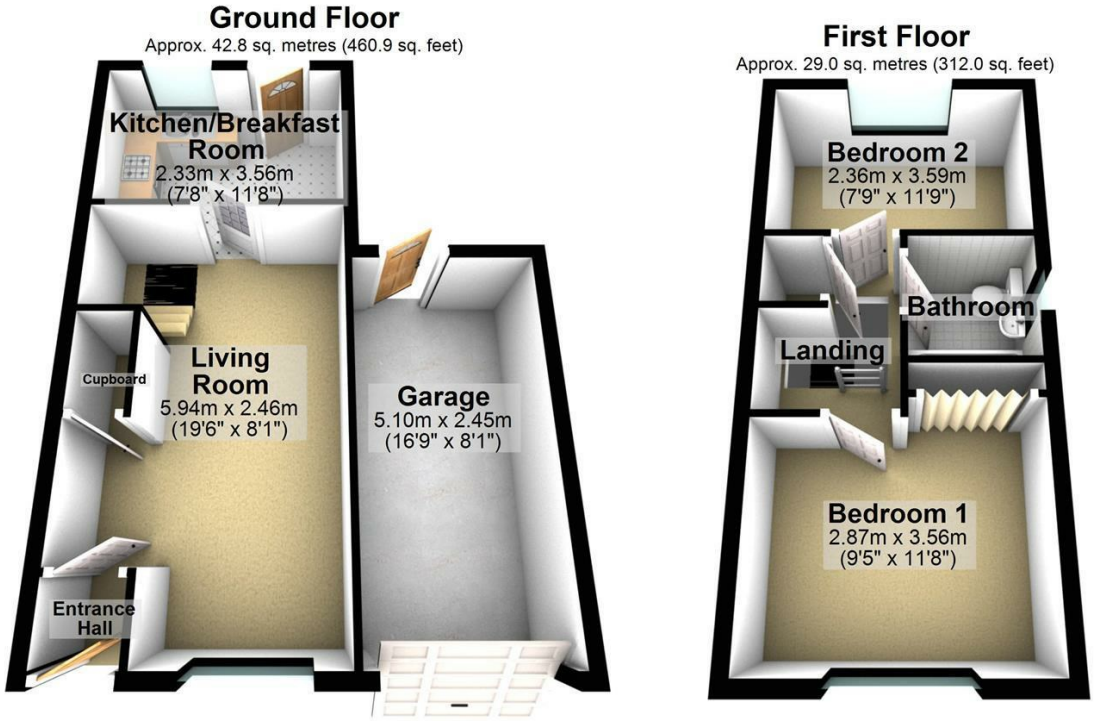
DIRECTIONS
Proceed out of Hereford on the A438 Kings Acre Road signposted Brecon, after passing Wyevale Garden Centre on the right, take the first turning signposted Credenhill on the A480. On reaching the roundabout, take the second exit heading for Credenhill continue along for a little while before turning left into Station Road. After a short distance, take the next left into Dovecote Lane and then the second right into Hillside View. Lastly take the next left into Willow Close and the property will be denoted by the Trivett Hicks for sale board.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

TENURE
Freehold

N.B.
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

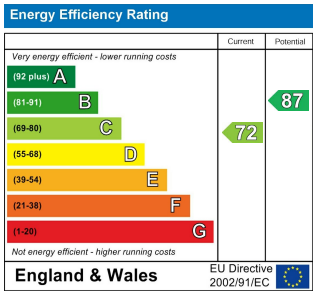
Floor Plan



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

Area Map

Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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