

5 HERITAGE DRIVE

CREDENHILL, HERFORD HR4 7ER

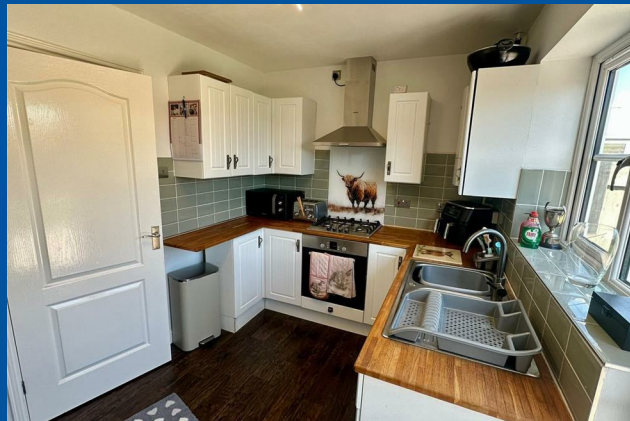
£219,950
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 2 bedroom semi-detached house offering ideal first-time buyer accommodation. The property has the added benefit of gas central heating, double glazing, 2 double bedrooms, a good sized private rear garden, garage and driveway and to fully appreciate this property we recommend an internal inspection.



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- Popular village location
- Deceptively spacious
- 2 bedroom semi-detached house
- Good sized rear garden
- Garage and driveway
- Ideal for first time buyers
- Must be viewed



Canopy Porch

With outside light and entrance door through to the

Entrance Hall

With fitted carpet, radiator, coved ceiling and door to the

Lounge/Dining Room

An impressive light and airy room with fitted carpet, double glazed window to the front aspect, coved ceiling, 2 radiators, understairs store cupboard, central heating thermostat, turning carpeted staircase to the first floor and door to the

Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with tiled splashbacks, 1½ bowl sink with mixer tap, wall mounted gas central heating boiler, double glazed window and door to the rear patio and garden, space for an upright fridge or large freezer, space and plumbing for washing machine/dishwasher, built in single oven and 4 ring gas hob with splash back and cooker hood over.

First Floor Landing

With fitted carpet, access hatch to the loft space, built in store/airing cupboard and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, large built in double wardrobe with folding doors.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook and space for wardrobes.

Bathroom

With a suite comprising a panel bath with rainwater style shower attachment over, pedestal wash hand basin, low flush WC, double glazed window, extractor fan and radiator.

Outside

To the front of the property is a driveway providing off-road parking which leads to the

Garage

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

The good sized front garden has been landscaped for easy maintenance with a sundial style patio providing the perfect space for table and chairs and which makes the most of the evening sunshine.

One of the main features of the property is the good-sized rear garden, which has a large paved patio area with the main garden area being laid to lawn and well enclosed by fencing for privacy with a useful side gate, outside tap and space for a shed if required.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre on the Whitecross Road and then take the second exit off the monument roundabout onto Kings Acre Road. Follow the signpost to Credenhill, on entering the village turn left into Centurion Way and first right into Heritage Drive.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

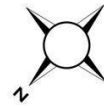
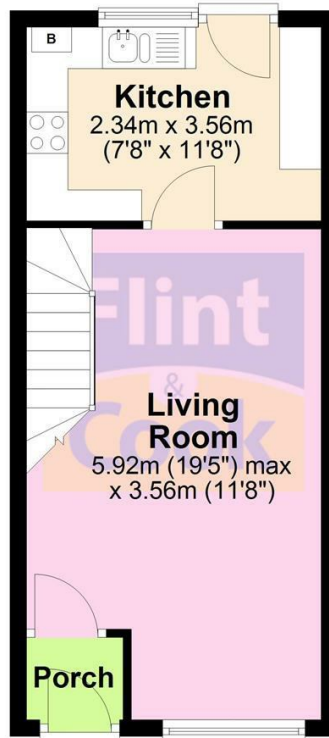
Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Ground Floor
Approx. 29.7 sq. metres (319.8 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 sq. feet)

EPC Rating: C Herefordshire Council Tax Band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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