



1 TRENCHARD AVENUE CREDENHILL, HEREFORD HR4 7DX

Asking Price £210,000
FREEHOLD

Peacefully situated in this popular village location, a deceptively spacious 2 bedroom older style terraced house offering ideal first time buyer accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, large ground floor extension, modern Kitchen and Bathroom, good sized rear garden, off-road parking and we strongly recommend an internal inspection.



1 TRENCHARD AVENUE

- Popular village location
- Spacious older style terraced house
- Large ground floor extension
- Modern fitted Kitchen and Bathroom
- 2 Double Bedrooms
- Ideal for first time buyers



In more detail the accommodation comprises

UPVC double glazed entrance door through to

Entrance Porch

With tiled floor, electric light, double glazed windows, storage space and double glazed door to

Reception Hall

With fitted carpet, radiator, large understairs store cupboard, turning carpeted staircase to the first floor and door to

Lounge

With fitted carpet, radiator, wall mounted pebble effect electric fire, decorative wall and double glazed sliding patio door with vertical blinds to

Garden Room/Conservatory

Of brick and UPVC construction with solid roof with two Velux rooflights, tiled floor, radiator, power and light points, opening window vents, double doors to the rear patio and garden, double glazed windows and internal door to

Dining Room

With laminate flooring, radiator and archway to

Kitchen

Fitted with range of wall and base cupboards, corner wall cupboard with boiler, 1½ bowl sink unit with mixer tap over, ample work surfaces with splashbacks, central spotlighting, double glazed

window to the front aspect with blind, tiled floor, built-in double oven and four-ring gas hob with splashback and cooker hood over, built-in fridge-freezer, space and plumbing for washing machine, built-in dishwasher and door to the Reception Hall.

First Floor Landing

With fitted carpet, double glazed window to the front aspect, access hatch to loft space, large store/airing cupboard with radiator and shelving, further useful store cupboard and door to

Bedroom 1

With fitted carpet, radiator, space for wardrobes and double glazed window to rear.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and built-in double wardrobe.

Bathroom

With suite comprising corner bath with seat and handheld shower attachment over, pedestal wash hand basin with tiled splashback and mirror over, low flush WC, corner shower cubicle with glazed sliding doors, recessed spotlighting, double glazed window, radiator and tiled floor.

Outside

To the immediate rear of the property there is a brick paved patio area providing the perfect entertaining space and leads onto the remainder of the good

sized garden which is laid to lawn, bordered by flowers and shrubs and well enclosed by high fencing and hedging for privacy.

At the bottom of the garden there is an enclosed storage area with useful TIMBER GARDEN SHED.

To the front of the property there is a double width tarmacadam driveway providing off-road parking for two vehicles.

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 along Whitecross Road and continue onto King's Acre Road (A438). After leaving the outskirts of Hereford turn right onto the A480 signposted to Credenhill. Continue through the village and turn left onto Station Road and then turn right after a short distance into Trenchard Avenue.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

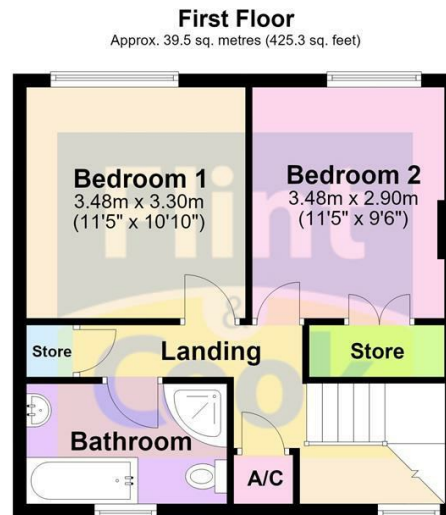
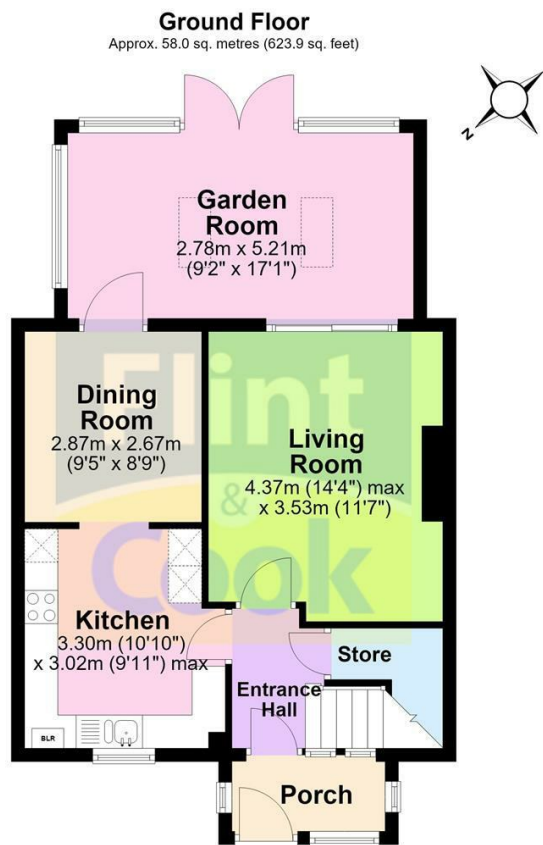
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

1 TRENCHARD AVENUE





Total area: approx. 97.5 sq. metres (1049.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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: C Hereford Council Tax Band: B

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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