



10 TRENCHARD AVENUE CREDENHILL, HEREFORD HR4 7DX

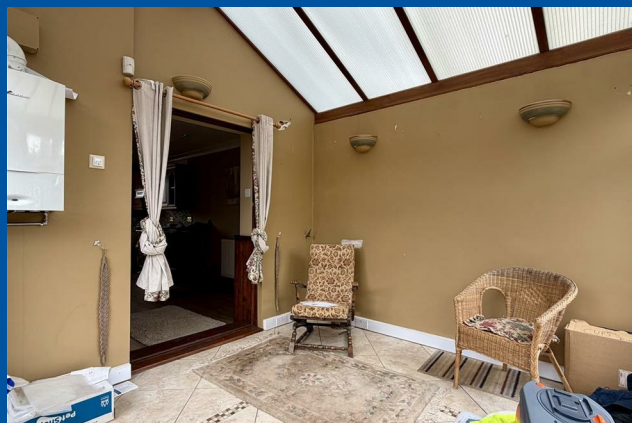
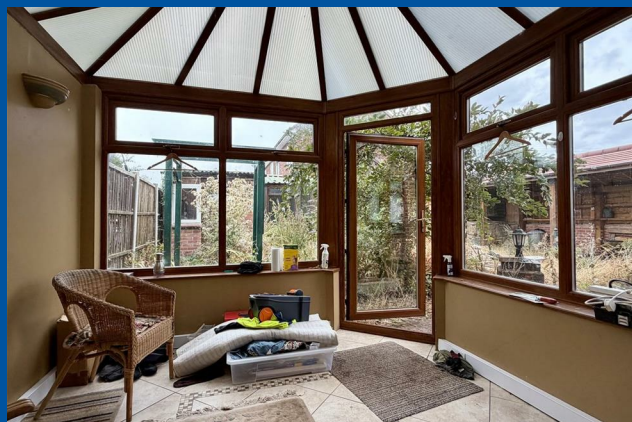
Asking Price £235,000
FREEHOLD

Offered for sale with no onward chain, this spacious two double bedroom semi-detached home is situated in the popular village of Credenhill and offers well-proportioned accommodation throughout. The property features a generous lounge, kitchen/diner, conservatory and downstairs WC, with two double bedrooms, a useful study and a full-suite bathroom to the first floor. Outside, there is off-road parking and useful outbuildings. A viewing is highly recommended.



10 TRENCHARD AVENUE

- Two double bedrooms • Village location • Older style semi detached house • Requiring modernisation • Off road parking & outbuildings • No onward chain.



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor, ceiling light point, exposed brickwork and entrance door leading into the

Entrance Hall

With tiled floor, radiator, ceiling light point, carpeted stairs leading up, storage cupboard housing the fuse box and solar panel inverters, doors then lead to the

Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point and two windows.

Living Room

A spacious lounge with wood flooring, coving, central ceiling light, radiator, double glazed bay windows to the front and rear aspects and a feature fireplace.

Kitchen/Dining Room

Fitted with a range of wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, space for a freestanding fridge/freezer, cooker and under counter space and plumbing for a washing machine. There is a window to the front, spotlights, a radiator to the dining area, a fitted desk and opening into the

Conservatory

With tiled floor, two wall lights, wall mounted gas central heating boiler and double glazed windows and door to the rear garden.

First Floor Landing/Study

With fitted carpet, loft hatch, wall light, a large opening into the office space with double glazed bay window, spotlights and fitted desk, doors lead from the landing into

Bedroom One

A spacious main bedroom with wood effect flooring, central ceiling light, double fitted wardrobe, radiator, double glazed window to the front aspect and double french doors out to the decked balcony with iron railings.

Bedroom Two

A second double bedroom with fitted carpet, five fitted wall lights, radiator, double fitted wardrobe and double glazed window to the front aspect.

Bathroom

A full suite comprising corner jacuzzi bath with part tiled surround, a large walk in shower, low flush w/c, wash hand basin with storage below and double glazed window.

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Outside

To the rear there is a low maintenance garden laid to paving and concrete with a now empty ornamental pond. There are a range of outbuildings and a useful side access gate. To the side there is a good sized area of lawn with double gates opening up to one of the workshops alongside an additional storage shed. There

is a good sized area of hard standing for additional off road parking with two brick paved parking spaces to the front.

Directions

From Hereford proceed west on the A438, take the right hand turn right towards Credenhill on the A480. Continue into Credenhill then turn left for the village centre. Take the 1st turning right into Trenchard Avenue and the property is situated directly ahead.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

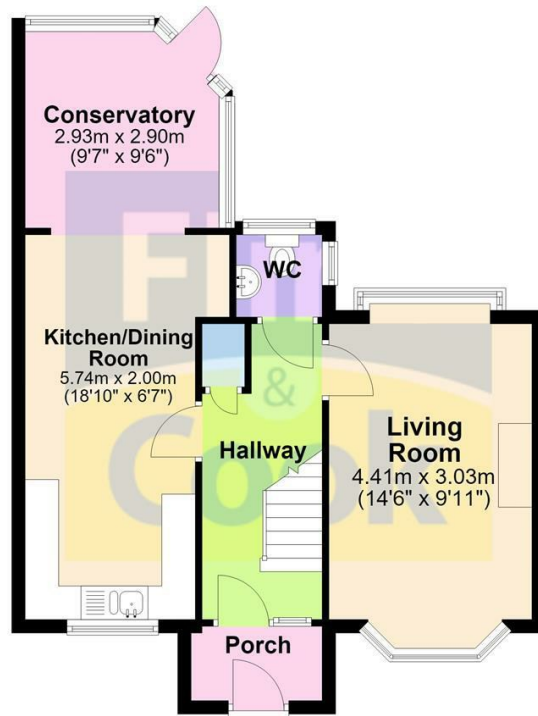
Strictly by appointment through the Agent (01432) 355455.

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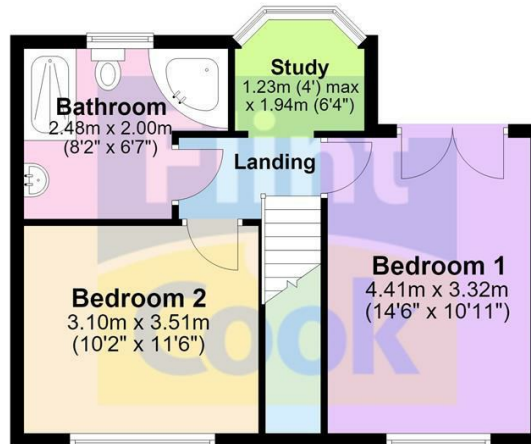
Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 90.7 sq. metres (976.1 sq. feet)

EPC Rating: C **HEREFORD Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	86
(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	

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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