

FOR  
SALE



7a Halton Way, Credenhill, Hereford HR4 7EB

£275,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location a 3-bedroom detached house offering ideal first-time buyer/small family accommodation. The property has the added benefit of driveway parking, good-size rear garden, 3 bedrooms, downstairs WC and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *3 bedrooms*
- *Popular village location*
- *Ideal first time buyer/family accommodation*
- *Well presented throughout*
- *Driveway parking and garden*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy porch

Door leading into the

### Entrance hall

Laminate flooring, radiator, carpeted stairs leading up, smoke alarm, double-glazed window to side, doors to

### Downstairs WC

Low flush WC, wash hand basin with tiled splashback, double-glazed window to front, vinyl flooring, extractor, radiator, fusebox and wall mounted gas central heating boiler.

### Kitchen

Fitted with matching wall and base units, ample worksurface space, 1 1/2 bowl stainless steel sink and drainer unit with tiled splashbacks, 4-ring gas hob, electric oven and extractor over, under counter space for washing machine, space for free-standing fridge/freezer, tiled floor, recessed spotlights, double-glazed window to front, radiator.

### Lounge/dining room

Laminate flooring, radiator, double-glazed window to rear, double French doors leading into the conservatory, media wall with wall mounted log-effect electric fireplace, useful understairs storage cupboard.

### Conservatory

Laminate flooring, 2 radiators, double-glazed windows and French doors out to the rear garden.

### First floor landing

Carpet, loft hatch, double-glazed window to side, useful airing cupboard, doors to

### Bedroom 1

Carpet, radiator, contemporary panelling, 2 double-glazed windows to the front.

### Bedroom 2

Radiator, carpet, double-glazed window to the rear.

### Bedroom 3

Carpet, radiator, double-glazed window to the rear.

### Bathroom

A full suite comprising panelled bath with tiled surround, fitted shower unit with mains fitment shower head over and tiled surround, low flush WC and pedestal wash hand basin with tiled splashback, tiled floor, recessed spotlights, heated towel rail and opaque double-glazed window.

### Outside

To the front a stone driveway providing off-road parking for several vehicles, with side access gate and access to the front door.

To the rear a paved patio area perfect for entertaining with the remainder of the garden mostly laid to lawn enclosed by fencing with outside wooden storage shed.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2060.08. Water and drainage - metered supply.

### Directions

Proceed west out of Hereford along Whitecross Road. At the Monument roundabout take the 2nd exit onto Kings Acre Road continuing out of Hereford then taking the right-hand turning before Kings Acre Cars, signposted Credenhill. At the roundabout take the 2nd exit over the roundabout towards Credenhill, then taking the left-hand turning into the village. Upon entering the village take the right-hand turning signposted Trenchard Avenue, then take the 1st left-hand turning followed by the 2nd right-hand turning onto Halton Way. The property is situated roughly 50 yards down on the left-hand side.

### Viewing

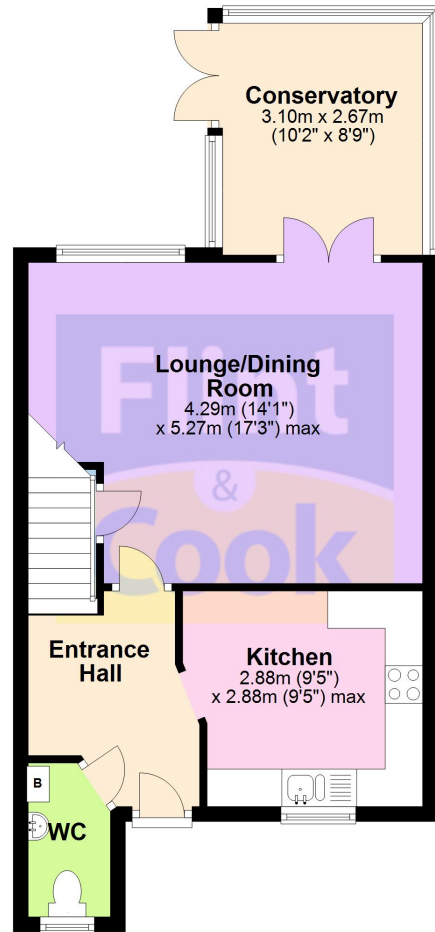
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

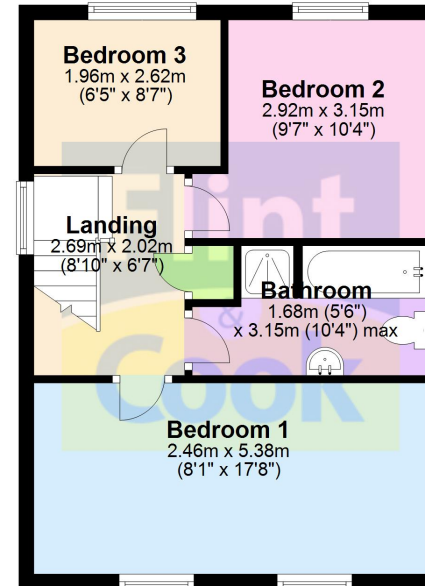
## Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		