

56 Glebe Close
Credenhill Hereford HR4 7EX

£283,950



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

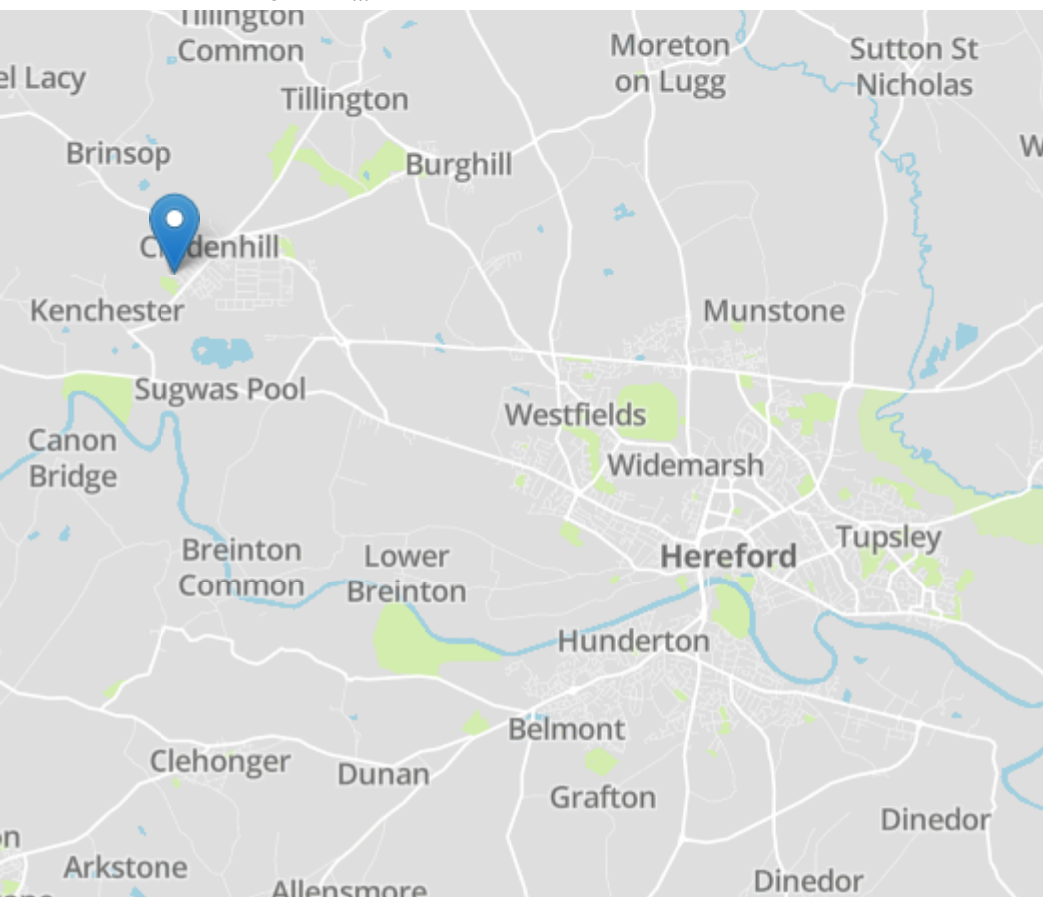
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

DIRECTIONS

From Hereford City proceed northwest onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, after approximately 1.5 miles turn right onto A480 towards Stretton Sugwas, go straight over the roundabout, approximately after approximately 1.3 miles turn left onto Station Road, after 0.4 miles turn right onto Glebe Close, and the property can be found at the end of the cul- de-sac as indicated by Stooke, Hill and Walshe For Sale board. For those who use 'What3words'///doormat.decanter.valuables



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Hereford 01432 343477

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OVERVIEW

A well presented, semi detached property comprising double glazing, gas central heating, lounge, kitchen, dining room, utility area, attached garage, 3 bedrooms, bathroom, gardens and off road parking. Situated approximately 5 miles northwest of Hereford City centre, the village of Credenhill offers many amenities on the doorstep to include, shops, schools, doctors surgery, takeaways, children's play area, social club, local countryside walks and a regular bus service to Hereford City.

COMING TO THE MARKET WITH NO ONWARD CHAIN

In more detail the property comprises:

Step leads to;

GROUND FLOOR

Storm Canopy Porch

With obscured glass double glazed door at the front elevation leads to:

Entrance Hall

With double glazed obscured glass side panels to the side of the door, ceiling light point, carpet flooring, radiator, and wall mounted electrical consumer unit. Door to:

Lounge

4.93m x 3.35m (16' 2" x 11' 0") into bay. Having double glazed bay fronted window at the front

elevation, recess either side of chimney breast, TV, Telephone points, carpet flooring, ceiling light point, and radiator. Opening through to:

Dining Room

3.38m x 2.745m (11' 1" x 9' 0") With continued carpet flooring, ceiling light point, power points, and sliding patio doors to a decked entertaining area at the rear elevation with countryside views. Door to:

Kitchen

2.6m x 3.35m (8' 6" x 11' 0") With under stairs storage/pantry with a full sized door, fitted kitchen comprising soft close drawers, wall, base units, roll top working surfaces over, single bowl stainless steel sink with mixer tap over, single electric oven, Beko 4 ring electric hob, Cook and Lewis extractor fan over with LED lighting, large double glazed window to the rear elevation with open countryside views, ceiling light point, and laminate flooring.

Utility Area

2.4m x 3m (7' 10" x 9' 10") This is extended space at the rear of the garage and comprises; tiled flooring, ceiling light point, single obscured glazed windows one to the side elevation and one to the rear elevation, double glazed door leading to the rear garden, internal obscured glass window to the under stairs storage cupboard, space for fridge/freezer appliances, fitted base units, space and plumbing for washing machine, tumble dryer, additional

fridge/freezer, Belfast sink with mixer tap over, and wall mounted conventional Worcester Bosch boiler. Timber door leads to:

Single Garage

4.85m x 2.6m (15' 11" x 8' 6") With up and over door at the front, personal door to the rear, concrete floor, ample power points, and lighting.

From the reception hall carpeted stairs leads to:

FIRST FLOOR

Landing

With double glazed obscured glass window to the side elevation, carpet flooring, and loft access. Door to:

Bedroom 1

3.0m x 4.35m (9' 10" x 14' 3") With carpet flooring, ceiling light point, radiator, double glazed window to the front elevation, power points and TV point.

Bedroom 2

3.17m x 3.05m (10' 5" x 10' 0") With carpet flooring, ceiling light point, fitted wardrobe, with shelving dressing table, TVpoint, power points, and double glazed window to rear elevation with beautiful views across woodland, farmland and beyond.

Bedroom 3

2.8m x 2.15m (9' 2" x 7' 1") With carpet flooring, ceiling light point, radiator, power

points, and double glazed window to the front elevation.

Bathroom

Having a modernised bathroom, with tiled floor, panelled walls, ceiling light point, double glazed obscured glass window to the rear elevation towards open countryside, soft close vanity wash hand basin, good size bath with chrome mixer tap over and shower attachments, separate shower unit, extractor fan, chrome towel radiator, and low level WC.

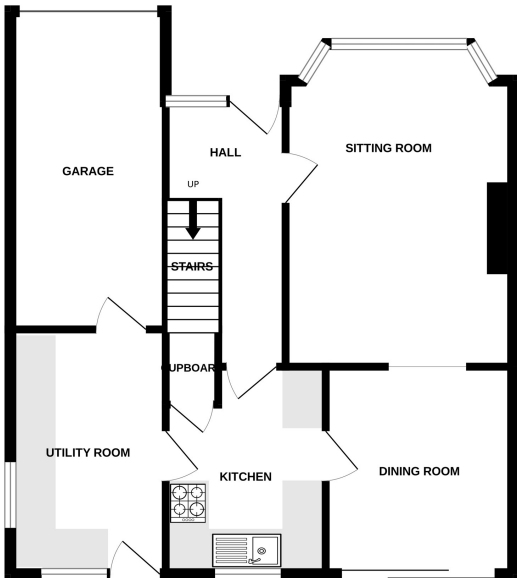
OUTSIDE

A dropped curb allows access to onto a concrete pad driveway, for approximately 3 plus vehicles, which in turn leads up to the single garage. The front boundary is fenced, ornamental hedging, section of shrubs, trees and a lovely low maintenance lawn. At the rear of the property there is a decked seating area directly off the dining room, large lawn area with a raised flower, trees and shrubbery beds, to either side, giving privacy to neighbouring properties. The fencing at the bottom of the garden creates the boundary but also lets the beautiful views overlooking adjacent farmland that this property backs onto in a west facing position.

Like the property?

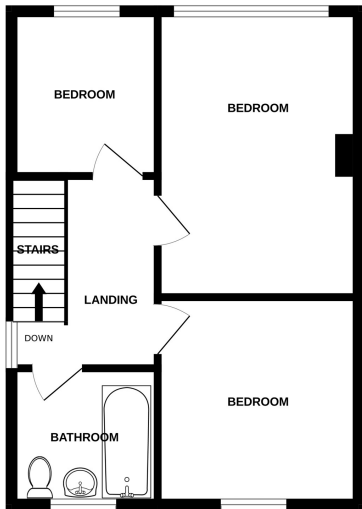
Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.
Made with Metropix ©2025

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



At a glance...

- ✔ Lounge 4.93m x 3.35m (16' 2" x 11' 0")
- ✔ Dining Room 3.38m x 2.745m (11' 1" x 9' 0")
- ✔ Kitchen 2.6m x 3.35m (8' 6" x 11' 0")
- ✔ Utility Area 2.4m x 3m (7' 10" x 9' 10")
- ✔ Single Garage 4.85m x 2.6m (15' 11" x 8' 6")
- ✔ Bedroom 1. 3.0m x 4.35m (9' 10" x 14' 3")
- ✔ Bedroom 2. 3.17m x 3.05m (10' 5" x 10' 0")

And there's more...

- ✔ Close to local amenities
- ✔ Popular village location