

FOR  
SALE



22 Glebe Close, Credenhill, Hereford HR4 7EU

£340,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular village location, a highly spacious 4 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a ground floor extension, a good sized rear garden ample parking and to fully appreciate this property we strongly recommend an internal inspection

## POINTS OF INTEREST

- Popular village location
- Highly spacious 4 bedroom extended semi-detached house
- 3 reception rooms & breakfast/kitchen
- Good sized rear garden
- Ideal family home
- Must be viewed



## ROOM DESCRIPTIONS

### Canopy Porch

With outside light and uPVC entrance door through to the

### Spacious Reception Hall

With mat well, fitted carpet, radiator with decorative cover, under stairs store cupboard, carpeted staircase to the first floor and door to the

### Lounge

With fitted carpet, large double glazed bay window to the front aspect with vertical blinds, coved ceiling, feature fireplace with hearth, display mantel and built in gas coal effect living flame fire and a square arch through to the

### Dining Room

With laminate flooring, double radiator, recessed spotlighting, double glazed windows and double patio doors to the rear patio and garden.

### Kitchen/Breakfast Room

With a comprehensive range of wall and base units with kickboard lighting, ample granite work surfaces with splash backs, butler style sink with mixer tap over, double glazed window overlooking the rear garden, coved ceiling, wall mounted gas central heating boiler, large central work station/breakfast bar, feature parquet style flooring, large under stair store/pantry cupboard, built in double oven and 4 ring hob with splash backs and cooker hood over, built in microwave, a range of lighting, space and plumbing for a washing machine and tumble drier, space for an upright fridge/freezer, radiator, double glazed door to the rear patio and garden, internal door to the garage, a further range of large store cupboards and a door to the

### Family Room

With laminate flooring, radiator, coved ceiling, double glazed window to the rear and double glazed double patio doors to the garden.

### First Floor Landing

With fitted carpet, access hatch to the loft space, radiator and doors to

### Bedroom 1

With laminate flooring, radiator, coved ceiling, double glazed window to the front aspect with vertical blinds, recessed spotlighting, access hatch to the loft storage space and door to the

### Ensuite Shower Room

With a large double shower with glazed sliding door and rainwater style shower head over, vanity wash hand basin with storage below, low flush WC, tiled floor, double glazed window with roller blind, recessed spotlighting, partially tiled wall surround, ladder style towel rail/radiator.

### Bedroom 2

With laminate flooring, radiator, coved ceiling, double glazed window to the front aspect with vertical blinds, remote control ceiling light/fan and built in store/airing cupboard with shelving.

### Bedroom 3

With radiator, coved ceiling, space for wardrobes, remote control ceiling light/fan and double glazed window to the rear enjoying a pleasant outlook across the garden and countryside in the distance.

### Bedroom 4

With laminate flooring, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling.

### Bathroom

With suite comprising a panelled bath with shower unit over and glazed screen, contemporary wash hand basin, low flush WC, tiled floor, recessed spotlighting, double glazed window with blind, partially tiled wall surround and a ladder style towel rail/radiator.

### Outside

To the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn, well enclosed by fencing for privacy with a further large decked area at the bottom of the garden, ideal as a children's play area. With trees, a garden storage shed and useful outside tap.

To the front, there is a driveway providing ample off road parking which leads to the

### Garage

With up and over door, ample storage space, internal door to the kitchen and scope to convert into extra living accommodation (subject to the necessary consent).

### Services

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

### Outgoings

Council tax band D - £2,434 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross Road taking the second exit at the monument roundabout onto King's Acre Road, after passing Blue Diamond garden centre follow the signs for Credenhill. Proceed into the village of Credenhill, after passing the shops on your left hand side turn right into Glebe Close.

### Viewing Arrangements

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.

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 minimum		