

FOR
SALE



30 Centurion Way, Credenhill, Hereford HR4 7FF

£315,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular village location, a modern 3/4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, flexible downstairs self contained suite and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Modern detached house*
- *3/4 Bedrooms*
- *Popular village location*
- *Good sized rear garden*
- *Ground floor self contained teenager's suite*
- *Gas central heating & double glazing*
- *Must be viewed*
- *Ideal family home*



ROOM DESCRIPTIONS

Entrance Hall

With laminate flooring, radiator, coat hooks, coved ceiling and door to the

Lounge

With laminate flooring, radiator, double glazed window to the front aspect with Venetian blind, coved ceiling, carpeted staircase to the first floor, central heating thermostat and open plan access to the

Dining Room

With laminate flooring, radiator, coved ceiling, double glazed sliding patio door to the rear garden and door to the

Kitchen

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, work surfaces with tiled splashbacks, space and plumbing for an automatic washing machine and dishwasher, built in oven and 4 ring gas hob with cooker hood over, space for fridge/freezer, double glazed window overlooking the rear garden, wall mounted central heating boiler, radiator, tiled floor, partially double glazed door to the side passageway and door to the

Inner Hallway

With double glazed side window and door to the

Ground Floor WC

With low flush WC, radiator, wash hand basin and tiled floor.

Shower Room

With suite comprising shower cubicle with glazed folding door, panelled walls, tiled floor, ladder style radiator and extractor fan.

Bedroom 4/Family Room - Ground Floor

Previously part of the garage this room has a radiator, double glazed window, laminate flooring

First Floor Landing

With fitted carpet, radiator, double glazed side window, coved ceiling, access hatch to the loft space and airing cupboard with shelving.

Bedroom 1

With fitted carpet, radiator, decorative wall, double glazed window to the rear enjoying a fine outlook across the garden with Credenhill Woods in the distance, built in double wardrobe and door to the

Ensuite Shower Room

With shower cubicle with glazed sliding doors, vanity wash hand basin with storage below, splash back, mirror and light over, low flush WC, display shelving, tiled floor, radiator, extractor fan and double glazed window.

Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect and a built in double wardrobe.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

With suite comprising bath with hand held shower attachment over, pedestal wash hand basin with mirror fronted medicine cabinet over, low flush WC, tiled floor, radiator, double glazed window and extractor fan.

Outside

To the front there is lawned garden with a driveway to the side providing off road parking facilities.

To the immediate rear of the property there is a good sized paved patio area which then leads onto the generously sized rear garden which is laid to lawn, enclosed by fencing and which enjoys a pleasant outlook to Credenhill Woods in the distance. There is also a useful side access gate.

Services

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

Outgoings

Council tax band D - £2,317.59 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road taking the 2nd exit at the monument roundabout onto King's Acre Road. Then follow the signs to Credenhill, on entering the village turn left into Centurion Way.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

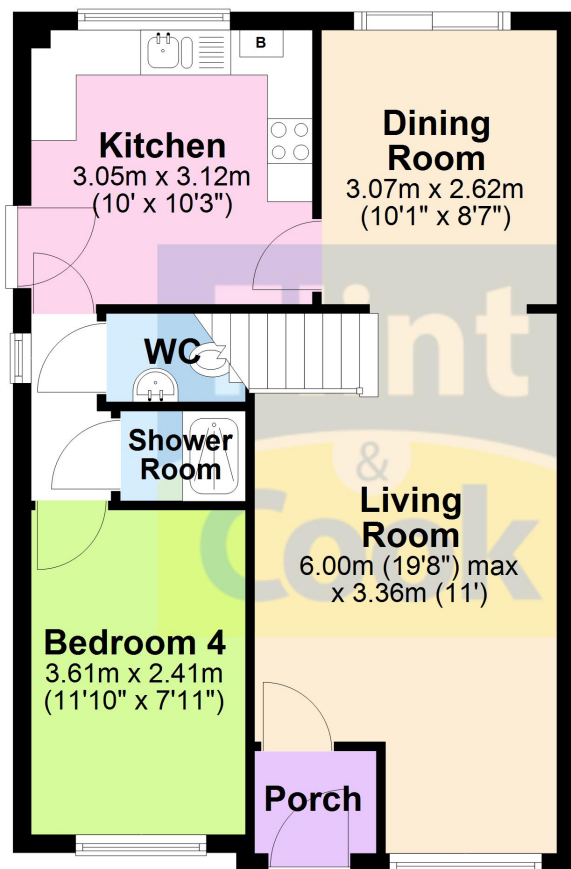
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

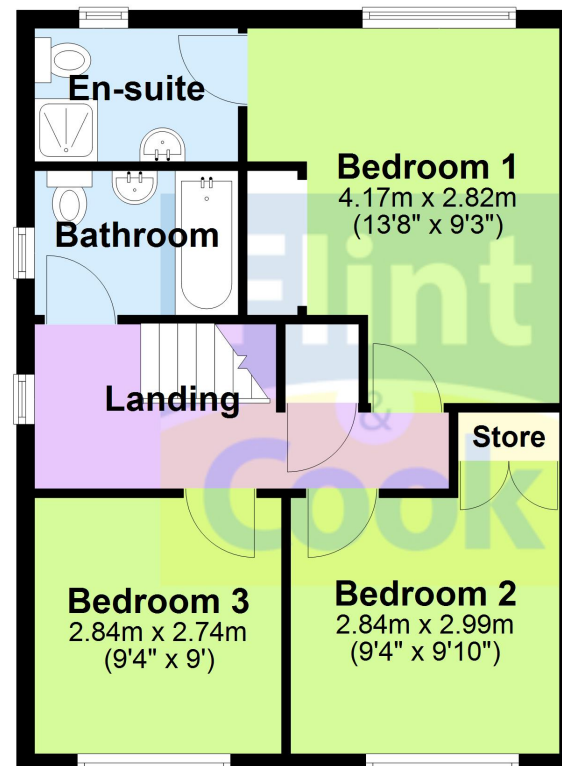
Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		