

FOR
SALE



1 Renaissance House, Station Road, Credenhill, Hereford HR4 7EY

£299,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, an immaculately presented and extended modern 3 bedroom semi detached home offering ideal family accommodation.

The property offers spacious living accommodation, 3 bedrooms, modern fitted kitchen, recently refurbished micro cement bathroom and also benefits from ample off road parking, gas central heating, double glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *3 Bedrooms*
- *Spacious living accommodation*
- *Popular village location*
- *Immaculately presented*
- *Ample off-road parking*
- *Must be viewed!!*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with UPVC entrance door into

Entrance hall

With laminate flooring, radiator, recess spotlights, fuse box, gas central heating thermostat, openings in to the breakfast area and kitchen and doors to the downstairs w/c and living room

Kitchen

A modern fitted kitchen with matching wall and base units, wooden work surfaces, 5 ring gas hob, with electric oven below and extractor above. 1 1/2 bowl sink and drainer unit. Integrated fridge/freezer, under counter space for washing machine, dishwasher and tumble dryer. Double glazed window to the front aspect, recess spotlights. Wall mounted Worcester Bosch gas central heating boiler and laminate flooring.

Breakfast area

With fitted base units and wooden work surfaces with tiled splashback, breakfast bar, double glazed window to the front aspect, two velux windows and door to the rear garden.

Downstairs w/c

Low flush W/C, pedestal wash hand basin with tiled splashback, radiator, extractor, laminate flooring.

Living/Dining room

Laminate flooring, carpeted stairs leading up, under stair storage space, radiator, feature wood burning stove with brick surround and wooden mantle, recess spotlights smoke alarm, feature Venetian plastered media wall and opening in to the

Play room

With wooden flooring, 3 skylights, two wall lights and bifold doors opening up on to the rear patio area.

First floor landing

Fitted carpet, velux window and doors to

Bedroom 1

Fitted carpet, radiator, two double glazed windows to the front aspect, built in double wardrobe with sliding doors, contemporary panelling.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect, double built in wardrobe.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect, double built in wardrobe.

Bathroom

A recently refurbished micro cement bathroom with three piece suite comprising, bath with brass mains fitment rainfall shower over and micro cement surround, low flush w/c, wash hand basin with brass tap and micro cement splashback, heated towel rail, velux window, micro cement floor.

Outside

To the rear a paved patio area perfect for entertaining leading to the remainder of the garden which is laid to lawn and enclosed by fencing with wooden storage shed, useful outside plug socket.

To the front a low maintenance stoned driveway providing off road parking for several vehicles.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2024/25 £2060.08.

Water and drainage - metered supply.

Money laundering regulations

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

Viewings

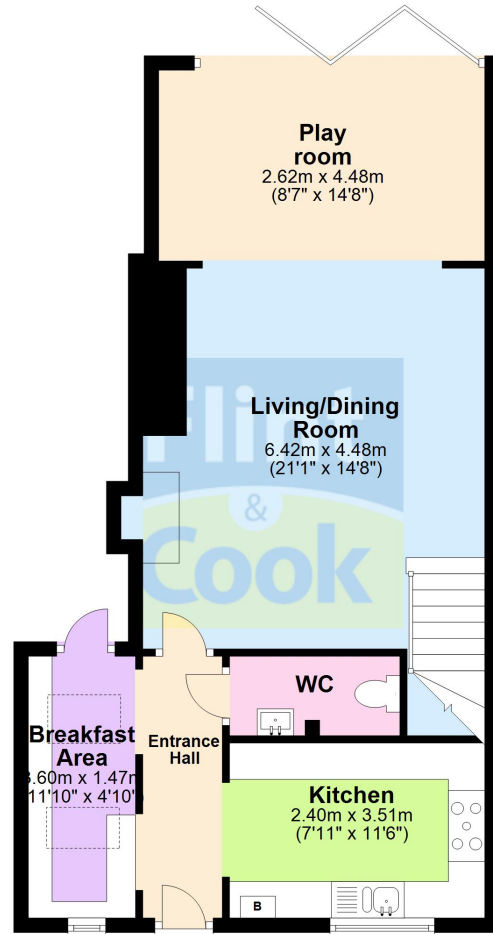
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City along Whitecross Road, at the Monument roundabout take the 2nd exit on to Kings Acre Road, shortly after Blue Diamond take the right hand turn signposted Credenhill, at the roundabout take the second exit, continue along this road then taking the left turn for Credenhill, continue through the village, past the shop and the property is situated a short distance away on the right hand side.

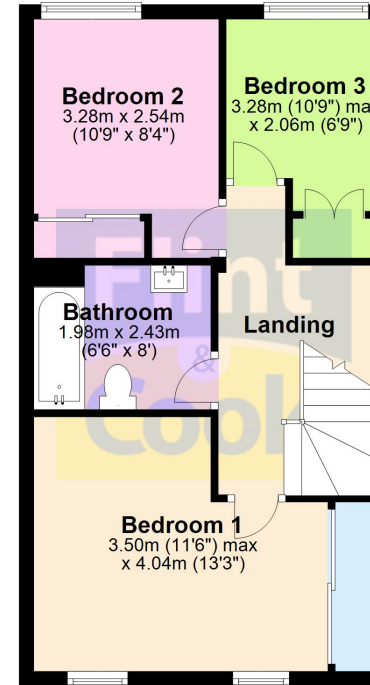
Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 101.9 sq. metres (1096.5 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A	83	94	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
		EU Directive 2002/91/EC		