



**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](http://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

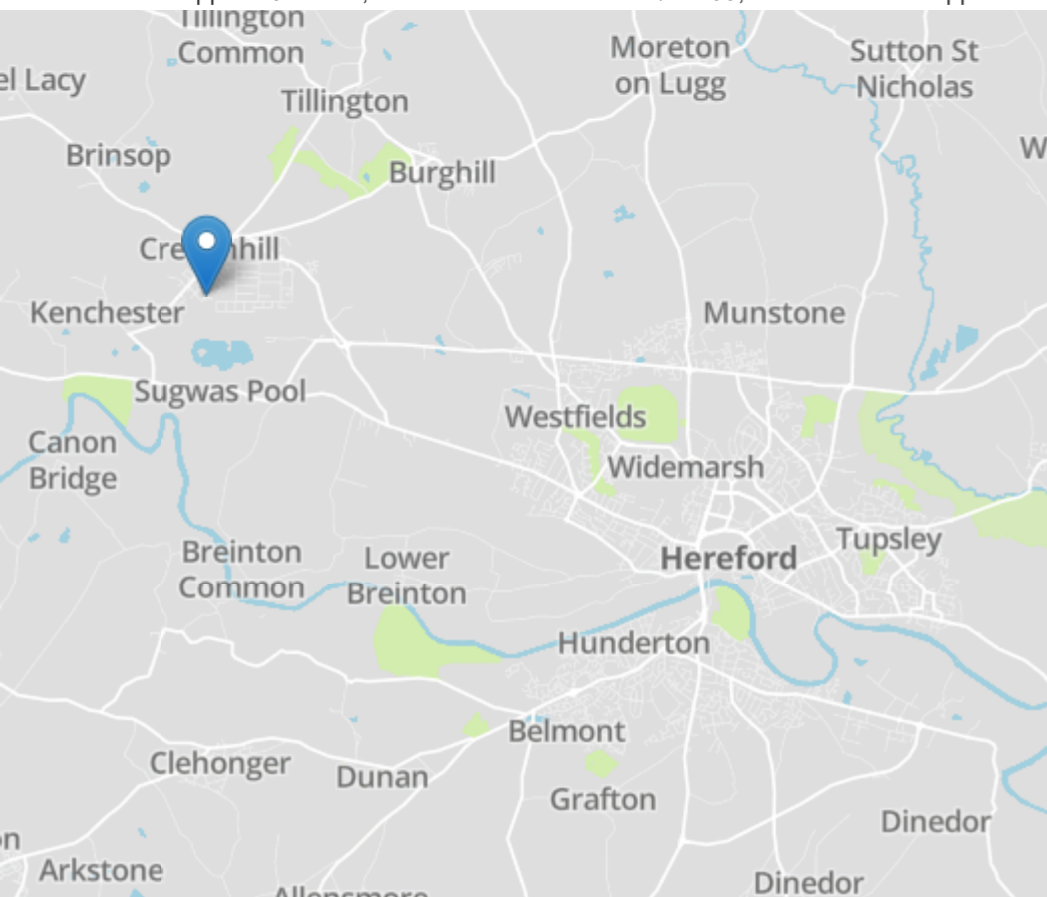
78 Ecroyd Park  
Credenhill Hereford HR4 7EN

**£250,000**



**DIRECTIONS**

From Hereford City, Head towards St Nicholas Street, and turn onto St Nicholas St continuing onto Barton Road, proceed on Barton Road from approx. 0.3 miles; continue of Breinton Road for approx. 0.2miles; continue on Westfaling Street for approx. 0.6miles; at the roundabout, turn right onto Wordsworth Road, and continue for approx. 0.2miles; at the roundabout, take the 2nd exit onto Three Elms Road/A4110, and continue for approx. 0.9miles; turn left onto Tillington Road and continue for approx. 0.2miles; turn left onto Roman Road/A4103, and continue for approx.



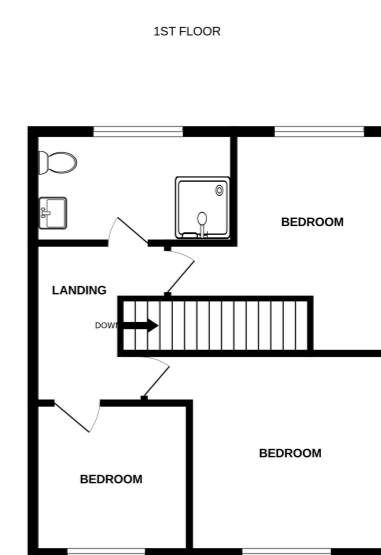
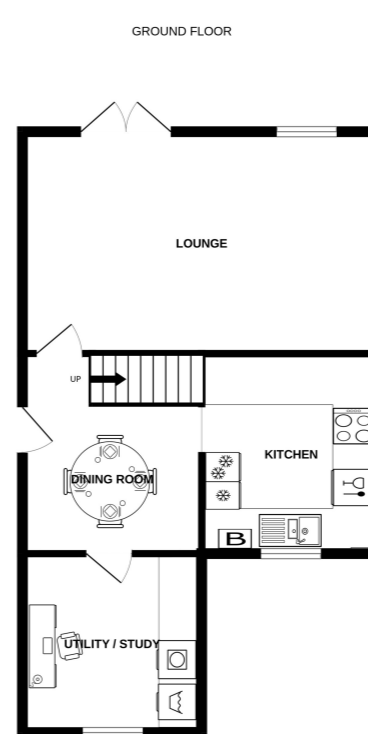
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Off road parking • Three bedrooms • Semi-detached • Village location

**Hereford 01432 343477**

**Ledbury 01531 631177**



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A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

**OVERVIEW**

This beautifully maintained semi-detached house in Credenhill benefits from, a lounge, dining room, kitchen, utility/study, three bedrooms, a bathroom, rear garden and off-roading parking for two+ vehicles. 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

**GROUND FLOOR**

**DINING ROOM**

2.3m x 2.7m (7' 7" x 8' 10") - MAXIMUM MEASUREMENT

The dining room comprises of: entry via the double glazed front door, with a window panel to the side; a staircase leading to the first floor landing; oak effect laminate flooring; a ceiling light point; spotlights; power points; a central heating radiator; the electrical consumer unit; a door leading to a utility/study, and an opening leading through to the kitchen.

**KITCHEN**

2.5m x 3.5m (8' 2" x 11' 6")  
The kitchen comprises of: roll top work surfaces over fitted base units; wall units; a fridge base unit; freezer base unit; dishwasher; microwave; an electric four-ring hob with a cooker hood over; a single electric oven at chest height; a sink and drainer with one and a half bowls; splash tiling over the work surfaces; power points including USB; a wall-mounted central heating

combi boiler; a double glazed window to the front elevation; oak effect laminate flooring, and spotlights.

**UTILITY/STUDY**

3.05m x 2.45m (10' 0" x 8' 0")  
The utility/study comprises of: lino flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points; roll top work surfaces over fitted base units; space and plumbing for a washing machine, and space for an additional appliance, e.g., a tumble dryer. This was previously a garage and has now been converted.

**LOUNGE**

3.9m x 4.9m (12' 10" x 16' 1") - MAXIMUM MEASUREMENT  
The lounge comprises of: laminate flooring; a ceiling light point; three wall light points; a central heating radiator; a double glazed window to the rear elevation; double glazed french doors leading to the rear garden; power points, and a television point.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

The landing comprises of: access via the staircase with fitted carpet; carpet flooring; a ceiling light point; loft access, and a large storage cupboard with shelving.

**BEDROOM ONE**

3.59m x 3.775m (11' 9" x 12' 5") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; power points; a television point, and a double glazed window to the

rear elevation, overlooking a livestock area and helicopter pad.

**BEDROOM TWO**

3.54m x 3.07m (11' 7" x 10' 1") - MAXIMUM MEASUREMENT  
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; power points; a central heating radiator, and space into a recess for storage. This room has had its space altered as the bathroom has been extended.

**BEDROOM THREE**

2.9m x 2m (9' 6" x 6' 7")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator, and power points. This room is currently being used as a dressing room.

**BATHROOM**

The bathroom comprises of: a ceiling light point; a double glazed window to the front elevation with obscured glass; a low level WC; a chrome towel radiator; a wash hand basin with a chrome mixer tap over; a soft-close vanity unit with doors and drawers; a shower cubicle with a Mira shower unit, and glass swivel screen; fully tiled walls, and lino flooring.

**OUTSIDE**

**FRONT APPROACH**

The front approach comprises of: a dropped curb allowing access, over a pedestrian pathway, onto a brick paved driveway - providing parking for two+ vehicles; continued down the side of the property, the

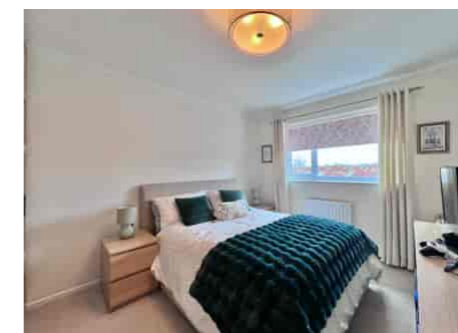
brick paving, leading to a new double glazed front door to the side elevation giving access to the property, as well as a further gated access to the rear garden.

**REAR GARDEN**

The rear garden comprises of: a patio seating area; a laid stone pathway leading to the rear of the garden; fencing surrounding the boundaries; a further patio seating area; some brick walls creating a raised flower bed; shrubbery and more flower beds, and a timber-constructed storage shed.

**AGENTS NOTE**

Please note that the EPC is pending and will be with us shortly.



**At a glance...**

- DINING ROOM: 2.3m x 2.7m (7' 7" x 8' 10") - MAXIMUM MEASUREMENT
- KITCHEN: 2.5m x 3.5m (8' 2" x 11' 6")
- UTILITY/STUDY: 3.05m x 2.45m (10' 0" x 8' 0")
- LOUNGE: 3.9m x 4.9m (12' 10" x 16' 1") - MAXIMUM MEASUREMENT
- BEDROOM ONE: 3.59m x 3.775m (11' 9" x 12' 5") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.54m x 3.07m (11' 7" x 10' 1") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 2.9m x 2m (9' 6" x 6' 7")

**And there's more...**

- Off-road parking
- Close to local amenities
- Popular village location

**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.