

FOR  
SALE



Bridge Cottage, Station Road, Credenhill, Hereford HR4 7EY

£495,000 - Freehold

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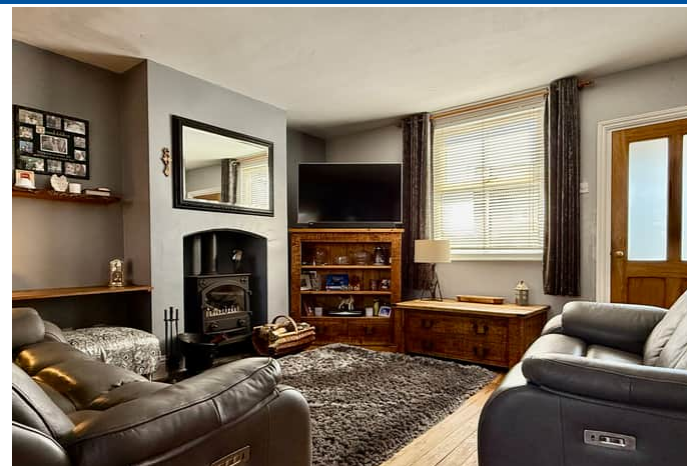


## PROPERTY SUMMARY

Situated in the popular village of Credenhill, a well presented five bedroom semi detached character property offering ideal family accommodation with a fantastic detached two bedroom annexe offering the perfect opportunity for multi-generational living or providing a potential stream of income. Offering spacious and flexible accommodation throughout, a viewing is highly recommended.

## POINTS OF INTEREST

- 5 bedrooms semi-detached house
- Popular village location
- Well presented throughout
- Ideal for multi-generational living
- Must be viewed!
- 2 bedroom annexe



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the

### Entrance porch

With ample space for coats and shoes, double glazed windows to the front aspect and door leading into the

### Living/dining room

A large open space with space for both living and dining. Exposed wooden floorboards, feature exposed timbers, wood burning stone with tiled hearth, double glazed window to the front aspect, two radiators, three wall lights, door to the stairs leading up, and doors leading into

### Office/snug

With exposed floorboards, radiator, useful under stair storage cupboard, ceiling light point, double glazed window to the front aspect, fitted shelving, feature wood burning stove with tiled hearth, fitted corner desk.

### Kitchen

Fitted with contrasting wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, range master cooker with 5 ring hob and oven below and cooker hood over, integrated dishwasher, integrated fridge/freezer, double glazed window to the side aspect, recess spotlights, single glazed sash window to the conservatory, wood effect flooring and radiator.

### Conservatory

With radiator, double glazed french doors and single door with windows out to the rear garden, three wall lights, and door into

### Utility room

With fitted wall and base units, tiled splash backs, under counter space for washing machine, tumble dryer, larder fridge and freezer, Belfast sink, double glazed window, two ceiling light points and door to

### Downstairs W/C

With low flush w/c, double glazed window, fully tiled surround.

### First floor landing

With fitted carpet, ceiling light point, radiator, panelling, stairs leading up and doors to

### Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blinds, useful storage cupboard and feature fireplace.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, two useful storage cupboards, double glazed window with fitted blind, feature fireplace.

### Bedroom 4

With fitted carpet, ceiling light point, radiator and double glazed window with fitted blind.

### Bedroom 5

With wood effect flooring, ceiling light point, radiators double glazed window with fitted blind, storage cupboard under the stairs and fitted wardrobes.

### Bathroom

Three piece suite comprising panelled bath with shower head over, wash hand basin with storage below, low flush w/c, part tiled surround, double glazed window, tiled floor, chrome towel rail.

### Shower room

With fitted corner shower cubicle, low flush w/c pedestal wash hand basin, radiator, wood effect flooring, double glazed window and panelled surround.

### Second floor landing

With carpeted stairs leading up, access hatch to eaves storage, ceiling light point, panelling and door into

### Bedroom 3

With fitted carpet, velux window, radiator, access hatches to eaves storage and door into

Dressing room/ storage area

With fitted carpet, radiator, double glazed window, fitted hanging rail, ceiling light point and access hatch to the eaves storage.

### Outside

To the rear a fantastic patio area leading to an area of artificial grass for ease and low maintenance with an additional patio area and raised planter with an array of plants with useful outside power points. There is a useful outside storage shed, and an access gate leading into a further garden area all laid to patio with access leading to the annexe and with access to the single garage with up and over door to the front and personal door to the side. To the side there are double gates opening out onto the concrete driveway. To the front a tarmac driveway, a small courtyard laid to stone with iron gate enclosed by brick walling.

### Annexe

Outside

With a private low maintenance garden with patio area and stoned garden with double doors opening into the

### Open plan living space

A modern fitted with matching wall and base unit sink and drainer unit, freestanding cooker, integrated larder fridge, wall mounted lpg gas boiler, ample space for both living and dining with four ceiling light points, radiator and doors to

### Bedroom 1

With fitted carpet, ceiling light points, radiator and double glazed window, wall mounted fuse box.

### Bedroom 2

With fitted carpet, ceiling light points, double glazed window and radiator.

### Shower room/Utility

With fitted wall and base units, ample work surface space with under counter space and plumbing for washing machine and tumble dryer, fitted corner shower and door into

### Bathroom

Three piece suite comprising panelled bath with part tiled surround, low flush w/c, pedestal wash hand basin, chrome heated towel rail and double glazed window.

### Agents note

Please note that the annexe has its own gas boiler serviced via LPG gas bottles. The electric, water and drainage are all connected via the supply as Bridge Cottage.

Council tax band A

EPC rating - G

### Directions

Proceed west out of Hereford on Kings Acre Road, taking the left hand turning signposted for Credenhill just before Kings Acre Cars, at the roundabout proceed straight over taking the second exit towards Credenhill, turning left into the Village, proceeding past the shops towards the end of the village and the property is situated on the right hand side as indicated by the agents for sale board.

### Services

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

### Outgoings-

Council tax band C - £2163.78 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

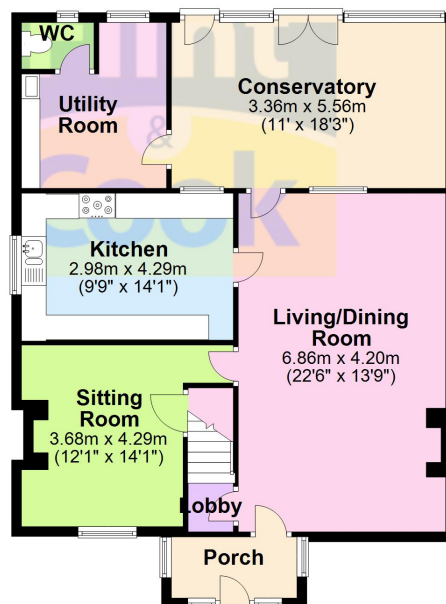
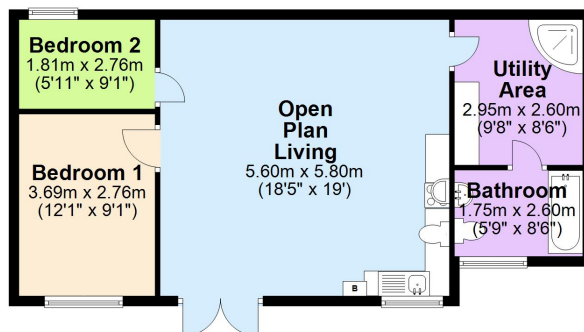
Saturday 9.00 am - 1.00 pm

### 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/Annexe

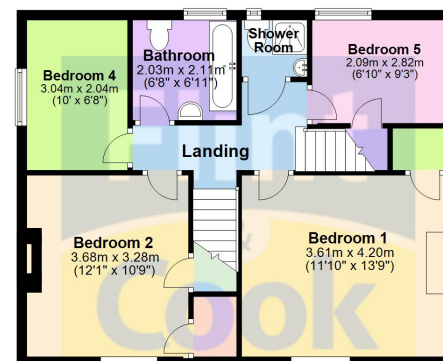
Approx. 151.9 sq. metres (1635.2 sq. feet)



Total area: approx. 226.4 sq. metres (2436.6 sq. feet)

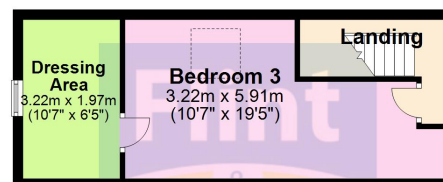
## First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



## Second Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 2002/91/EC		