

FOR
SALE



Beech Cottage, Credenhill, Hereford HR4 7DW

£450,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a modern 4-bedroom detached home offering ideal family accommodation. The property has the added benefit of gas underfloor heating throughout, an integral vacuum system within the property, driveway parking, garage, gardens with views to the rear and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached modern house*
- *Popular village location*
- *4 bedrooms*
- *Garage, garden, parking*
- *Under floor heating throughout*
- *Viewing highly recommended*
- *Ideal family accommodation*
- *Views to the rear*



ROOM DESCRIPTIONS

Porch

Door to

Entrance hall

Tiled floor, carpeted stairs leading up, useful understairs storage cupboard, smoke alarm, underfloor heating controls, doors to

Living room

Underfloor heating thermostat, Karndean flooring, window to front, pebble-effect gas fireplace, coving.

Downstairs WC

Low flush WC, wash hand basin with storage under and tiled splashback, extractor, tiled floor, ceiling light point.

Kitchen/dining room

Kitchen fitted with matching wall and base units, ample worksurface space, built-in double electric oven, electric hob with extractor over, 1 1/2 bowl stainless steel sink and drainer unit, integrated dishwasher, integrated larder-style fridge, recessed spotlights, useful built-in pantry cupboard, underfloor heating, window to rear, double-glazed sliding doors out to the rear patio, door to

Utility room

Matching wall and base units, ample worksurface space, stainless steel sink and drainer, under counter space for washing machine and tumble drier, tiled floor with underfloor heating control, heated towel rail, window to rear, double-glazed side door, cupboard housing the wall mounted Worcester Bosch gas central heating boiler.

First floor landing

Carpet, loft hatch, smoke alarm, window to front, cupboard, airing cupboard with underfloor heating manifold, hanging rail and fitted shelf, doors to

Bedroom 1

Carpet, underfloor heating controls, window to rear with views across the garden and countryside beyond, built-in wardrobes, built-in chest of drawers and dressing table.

Bedroom 2

Carpet, window to front, underfloor heating controls.

Bedroom 3

Carpet, window to front, underfloor heating controls.

Bedroom4/office/study

Carpet, window to rear, underfloor heating controls.

Bathroom

Suite comprising panel bath with tiled surround, wash hand basin with storage under, low flush WC, corner shower cubicle with mains fitment shower head over and tiled surround, heated towel rail, extractor, opaque window, wall mounted storage cabinet with mirrored doors

Outside

To the rear a paved patio area providing a perfect entertaining space with views over open countryside with concrete steps and concrete path leading to the remainder of the garden, which is mostly laid to lawn with a second patio area, greenhouse, outside wooden storage shed, an array of ornamental shrubs and plants, enclosed by fencing and hedging with access to both sides of the property to the front with personnel door into the rear of the Garage. Outside tap.

To the front a block-paved driveway providing off-road parking for several vehicles with the remainder of the front lawn laid to stone with an array of plants and shrubbery with access to the up-and-over garage door and access to both sides of the property.

Services

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

Outgoings

Council tax band E payable 2024/25 £2832.61

Water and drainage - metered supply.

Directions

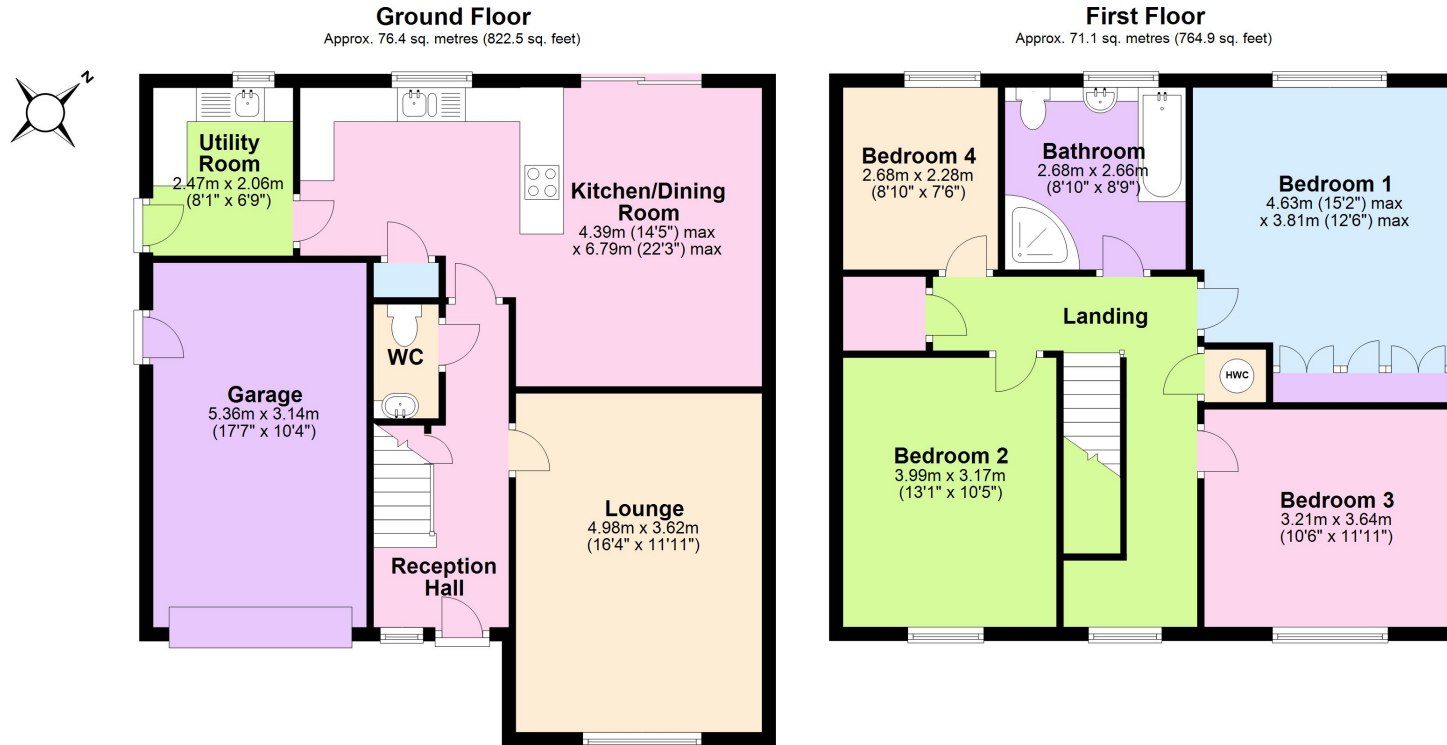
Proceed west out of Hereford along Kings Acre Road taking the right turning towards Credenhill at Kings Acre Cars. At the roundabout take the 2nd exit straight over into Credenhill turning left to go through the main village. The property is situated on the right-hand side a short distance into the village as indicated by the Agent's FOR SALE board.

Viewing

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

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 147.5 sq. metres (1587.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Beech Cottage, Station Road, Credenhill, Hereford

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		
(81-91)	B		87
(69-80)	C	78	
(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			