

5 Greenways Off Mill Lane
Credenhill HEREFORDSHIRE HR4 7EH

£250,000

NO ONWARD CHAIN



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council 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

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

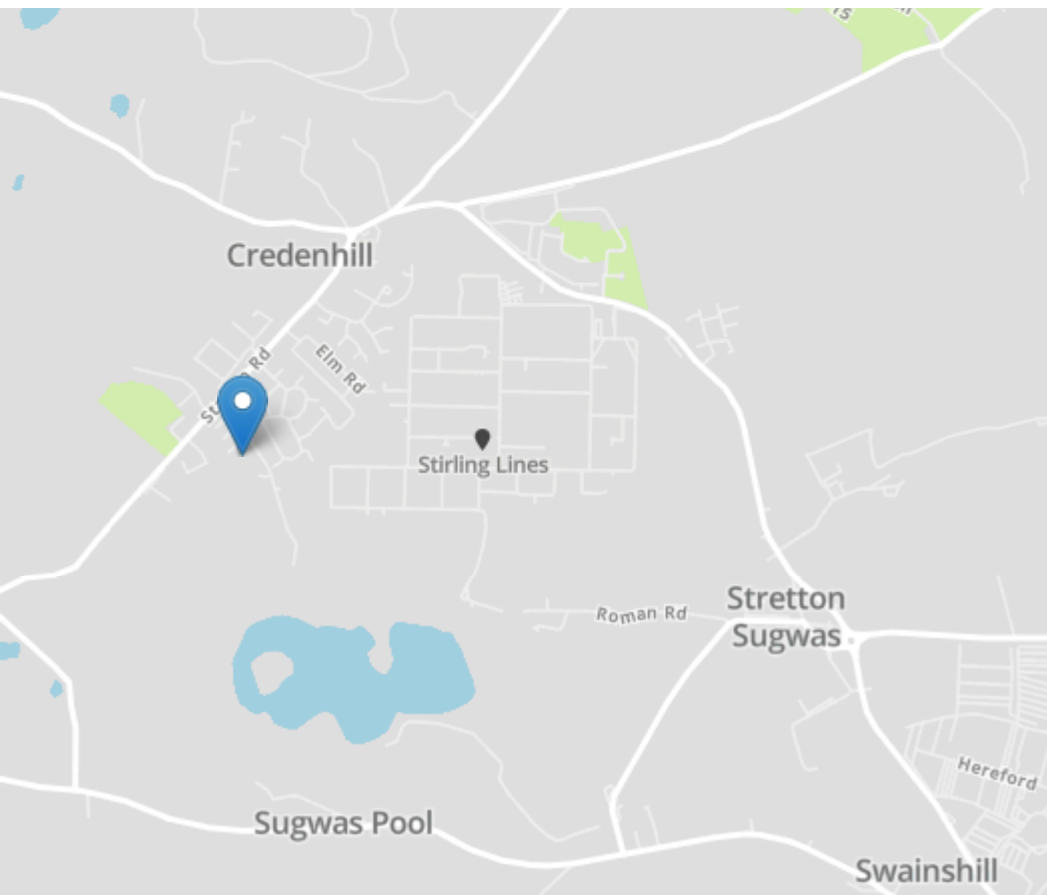
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		78	83

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.

DIRECTIONS

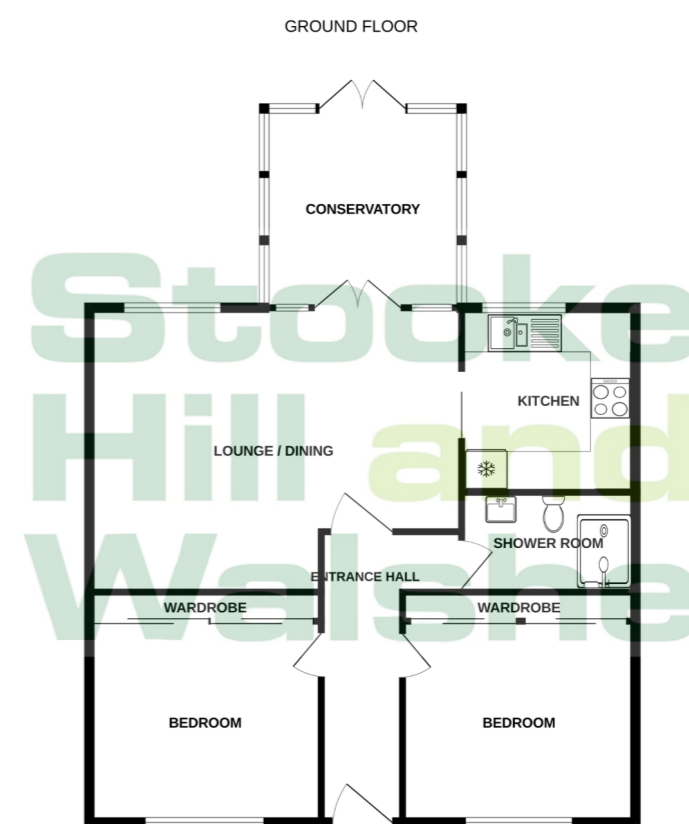
From Stooke, Hill and Walshe office, proceed west onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, turn right onto A480 towards Stretton Sugwas, at the roundabout go straight over, turn left onto Station Road, turn left onto Mill Lane, turn right onto Greenways and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3words" //wiggly.confetti.feasted



• VIRTUAL TOUR AVAILABLE VIA OUR WEBSITE & ON YOUTUBE CHANNEL • NO ONWARD CHAIN • 2 bedroom end of terrace bungalow

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

A two bedroom end terrace, modern bungalow offering spacious accommodation, built by a local developer in 2015, comprising reception hall, lounge/dining room, kitchen, conservatory, 2 bedrooms, bathroom, parking for approximately 3 vehicles, and a south westerly facing garden. NO ONWARD CHAIN

A private development of just four bungalows, built by a reputable local builder is 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. In more detail the property comprises:

Accessed from the front aspect leading to:

Canopy Porch

With outside ceiling light, uPVC double glazed front door to:

Entrance Hall

With radiator, 2 ceiling light points, power points, electrical consumer unit, coat rack, tiled floor.

Door to:

Bedroom 2

2.9m x 2.35m (9' 6" x 7' 9")

With radiator, carpet flooring, ceiling light point, telephone and TV point, power points, fitted wardrobes with 4 sliding doors with hanging rail and storage shelving, and double glazed window to front elevation with distant views beyond to Credenhill woods.

Bedroom 1

3.012m x 3.434m (9' 11" x 11' 3")

With carpet flooring, ceiling light point, radiator, ample power points, TV point, fitted wardrobes with 4 single sliding doors with hanging rail and storage shelving, and double glazed window to front aspect with far reaching views.

Large Shower Room

1.90m x 2.15m (6' 3" x 7' 1")

With non slip grip lino flooring, large fully tiled shower cubicle with Mira sport power shower, and within the shower cubicle a double glazed obscured glass window to the side elevation, spot lights, extractor fan, pedestal wash hand basin with chrome mixer tap, wall mounted mirror fronted vanity cabinet, shaver point, fully tiled, low flush W.C., and chrome ladder style radiator/towel

rail.

Lounge/Dining Room

4.25m x 5.075m (13' 11" x 16' 8")

With carpet flooring, 2 ceiling light points, wall mounted feature fire, 2 radiators, ample power points, 2 TV and 2 telephone points, and double glazed window with far reaching views. Sliding door to:

Kitchen/Breakfast

3.334m x 2.155m (10' 11" x 7' 1")

With tiled floor, spot lights, wall mounted Worcester Bosch combi boiler, double glazed window to the south facing rear elevation with far reaching views, integrated Beko fridge/freezer, soft white shaker style units with chrome handles, soft close doors, drawers under roll top working surfaces, tiling over, power points, Beko 4 ring gas hob, Beko electric oven, Beko cooker hood, Franke 1.5 bowl stainless steel sink with chrome mixer tap over, and radiator.

Conservatory

2.4m x 3.0m (7' 10" x 9' 10")

Of part brick, part double glazed uPVC construction, this was constructed the same year that the bungalow was built in 2015, 2 wall lights, power, double glazed uPVC doors leading onto

the rear garden, tiled floor, and wall mounted electric heater.

OUTSIDE

The property is approached from the front aspect, onto a low maintenance tarmacadamed driveway with parking for approximately 3 vehicles. Rear access has a pedestrian way leading to the good size south facing rear garden, where there is a paved patio area around the conservatory, a pedestrian gate access to the side which is a shared access to the mid terraced property next door. A timber constructed shed, with a mineral roof, garden enjoys outdoor power, tap and lighting and in all the garden has a pleasant outlook across rural views over a low picket fence.



At a glance...

- Lounge/Dining Room 4.25m x 5.075m (13' 11" x 16' 8")
- Kitchen/Breakfast 3.334m x 2.155m (10' 11" x 7' 1")
- Conservatory 2.4m x 3.0m (7' 10" x 9' 10")
- Bedroom 1. 3.012m x 3.434m (9' 11" x 11' 3")
- Bedroom 2. 2.9m x 2.35m (9' 6" x 7' 9")

And there's more...

- Popular village location
- Close to local amenities

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.