

FOR
SALE



22 Ecroyd Park, Credenhill, Hereford HR4 7EL

£314,950 - Freehold

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

PROPERTY SUMMARY

Situated in a peaceful position within this popular village location, a well presented three bedroom detached home offering ideal family accommodation. The property which benefits from spacious living accommodation to the ground floor, modern kitchen & bathrooms, three bedrooms, front & rear gardens, garage & driveway also has the added benefit of gas central heating & double glazing. A viewing is highly recommended.

POINTS OF INTEREST

- *Three bedroom detached house*
- *Popular village location*
- *Garage, driveway & gardens*
- *Well presented throughout*
- *Ideal family home!*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With open porch area and composite entrance door leading into the

Entrance hallway

With tiled floor, ample space for coat and shoe storage, radiator, two double glazed windows, ceiling light point, carpeted stairs leading up and doors into

Living room

With solid wood flooring, double glazed window to the side aspect, double glazed french doors to the front aspect opening on to the front patio area, ceiling light point, radiator, feature wood burning stove with tiled hearth and wooden mantle over.

Kitchen/dining room

A farmhouse style fitted kitchen with feature exposed brickwork, fitted base units and wooden work surfaces over, Belfast sink, integrated larder fridge, electric oven with 4 ring gas hob and extractor over, under counter space for washing machine, ample space for dining, under stair storage cupboard with wall mounted boiler, space for a larder freezer. The kitchen/dining room opens into the

Family room

With radiator, tiled floor, recess spotlights, double glazed windows and french doors opening out onto the rear garden.

First floor landing

With fitted carpet, ceiling light point, airing cupboard, gas central heating thermostat and doors to

Bedroom 1

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows to the front and side, built in wardrobe.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear aspect.

Bedroom 3

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

Bathroom

A modern fitted suite with white p shaped panel bath with electric shower over and fully tiled surround, wash hand basin with storage under, chrome heated towel rail, double glazed windows, tiled floor and recess spotlights.

Toilet

With low flush w/c, tiled floor, recess spotlights, radiator and double glazed window.

Outside

To the front a paved patio area, an area of lawn with a stoned border. There is a block paved driveway with two side access gates and up and over door to the front of the garage. To the rear a low maintenance garden with a paved patio area, steps leading up to an area of lawn with a further raised decked area perfect for entertaining. The rear garden is enclosed by fencing and hedging.

Directions

Proceed West out of Hereford along Kings Acre Road, taking the right hand turning just before Kings Acre Cars towards Credenhill, at the roundabout take the second exit straight over, proceed into Credenhill and take the left hand turning after the traffic lights heading into the village, take the third left hand turning into Meadow Park/Ecroyd Park, take the second left signposted for Ecroyd Park and then take the first left, the property is situated at the end on the left hand side.

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

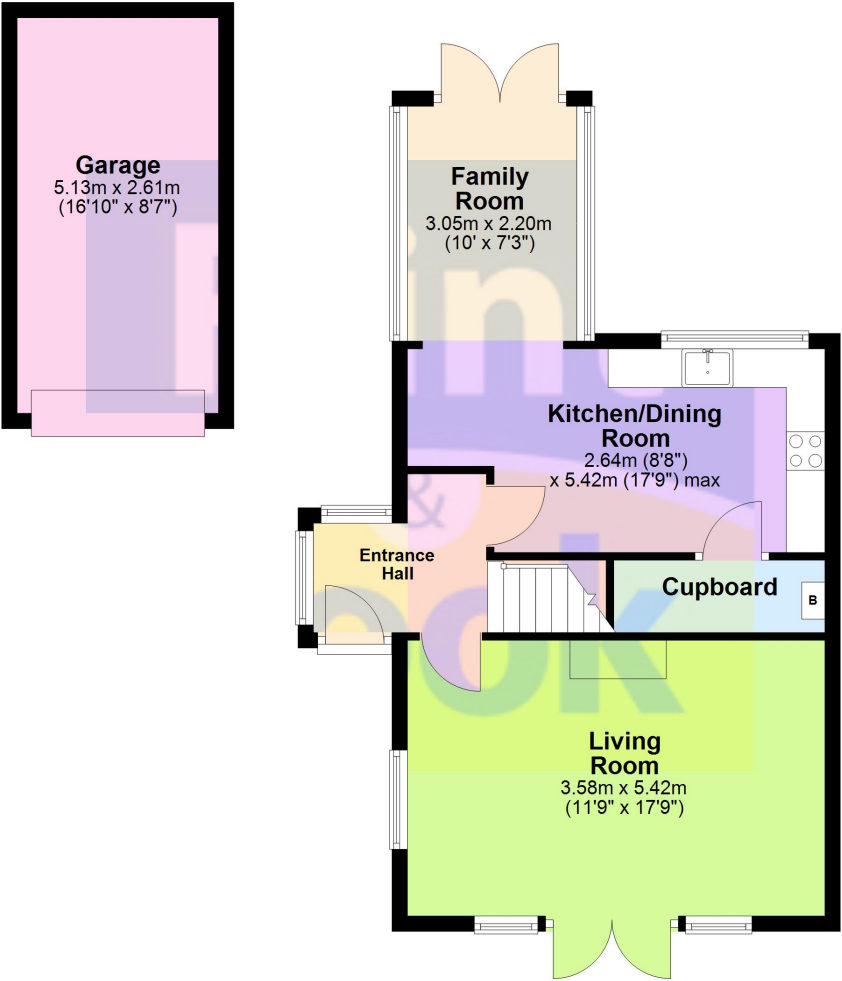
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

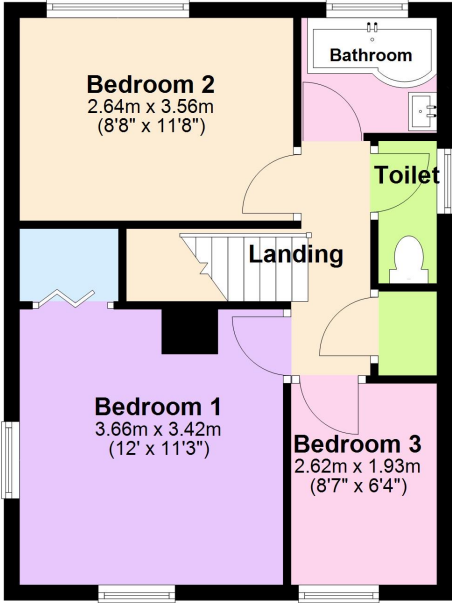
Money Laundering Regulations-

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

Ground Floor
Approx. 48.5 sq. metres (522.5 sq. feet)



First Floor
Approx. 40.2 sq. metres (433.2 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)

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		82	
(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			