



7 Greenways, Mill Lane
Credenhill Hereford HR4 7EH

£249,950



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

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

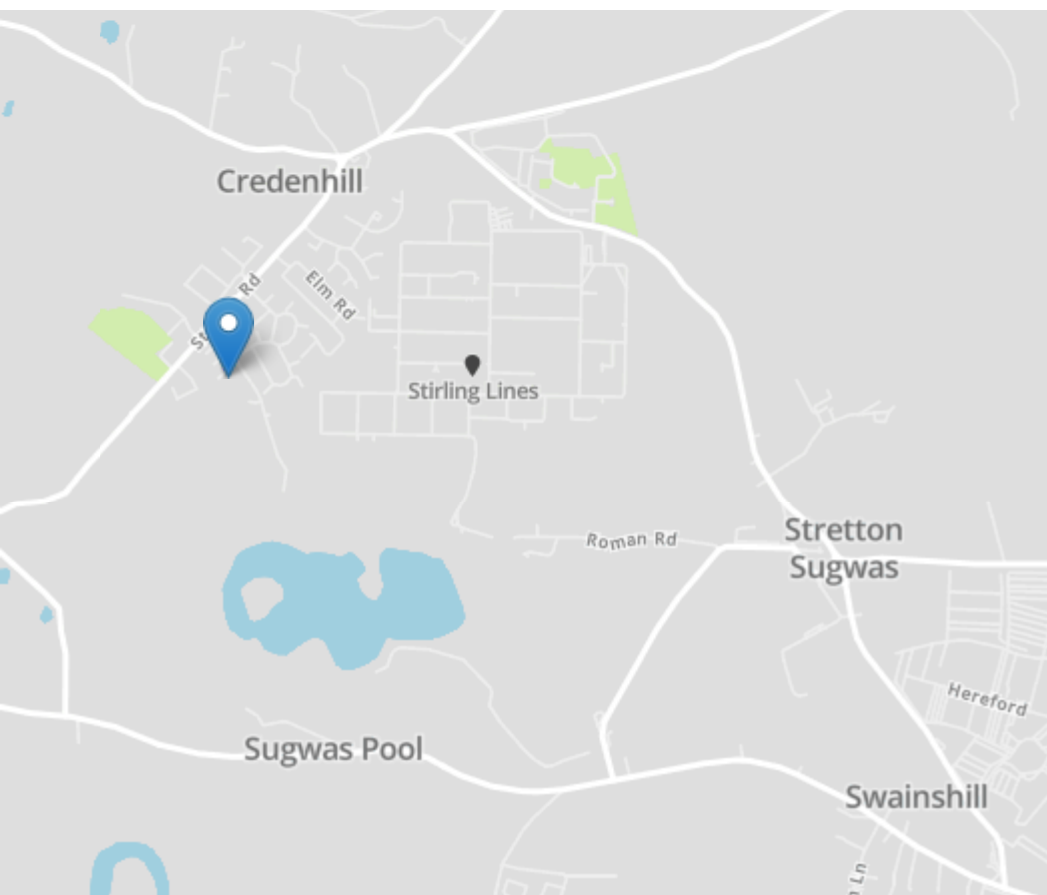
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City 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" //guilty.tastier.ambitions



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(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		

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.

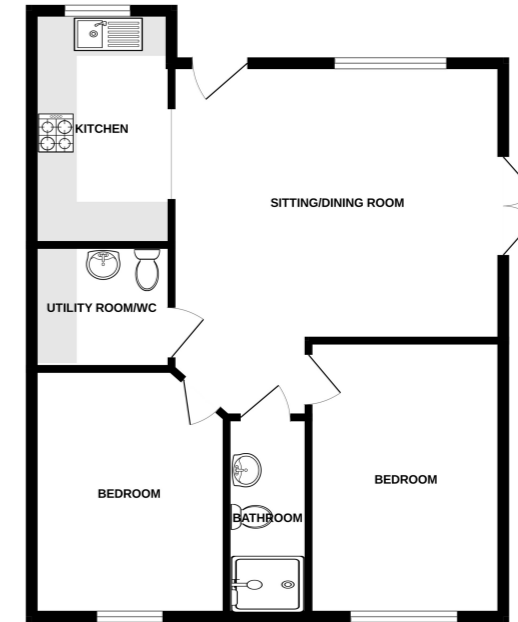
- 2 bedroom semi detached bungalow • Gas central heating & double glazing • Built by a local builder approximately 3 years ago • Having the remaining balance of an architects certificate • Easy maintenance gardens

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.
Made with Metreplan ©2024

OVERVIEW

Built approximately two/three years ago, by a reputable local builder, and having the remaining balance of an Architects Certificate, this well planned two bedroom semi detached bungalow offers ideal accommodation for retirement having hard landscaped easy manageable gardens, parking facility, full double glazing and gas central heating. 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:

Large Canopy Entrance Porch

Front door leads to:

Lounge/Dining Room

5.69m x 5.14m (18' 8" x 16' 10")

With solid oak flooring, double glazed french style doors opening onto side garden,

radiator, window overlooking the front and large access to loft space with ladder. Opening through to:

Kitchen

3.51m x 2.16m (11' 6" x 7' 1")

Being fitted with a lovely range of luxury units, comprising 1.5 bowl sink with mixer tap, cupboard lards below, adjacent laminated working surfaces with drawers and cupboards, built-in fridge and freezer, built-in oven, 4 ring gas hob, stainless steel and glass extractor canopy over, full range of eye level wall cupboards, inset ceiling downlighters, window with outlook to the front, radiator and oak flooring.

Utility/Cloakroom

2.17m x 1.86m (7' 1" x 6' 1")

With low flush WC, vanity style wash hand basin, laminate working surface with space and plumbing beneath, space and plumbing for washing machine, space for tumble dryer, fitted over with one housing the Worcester gas fired combination boiler serving domestic hot water and central heating, further double

eye level wall cupboard to the side, ladder style/towel rail and oak flooring.

Bedroom 1

2.94m x 4.24m (9' 8" x 13' 11")

With radiator, power points and window with outlook to the rear.

Bedroom 2

3.76m x 2.98m (12' 4" x 9' 9")

With radiator, power points and window with outlook to the rear.

Shower Room

A beautifully fitted with a large walk-in shower with shower boarding surround and dual shower with raindrop shower head, low flush WC, vanity wash hand basin, chrome ladder style radiator/towel rail, ceramic tiled floor, fitted medicine cabinet with mirrored front and inset ceiling downlighters.

OUTSIDE

The property is approached at the end of the cul-de-sac, and there is parking to the side for approximately two vehicles. A paved area

gives access up to the front door and from here to the side of the property there is a gravelled garden with a paved area leading around the side of the property where there is a further gravelled area. The property is bounded by timber slatted fencing whilst to the rear there is yet a further maintenance free hard landscaped garden which is gravelled and has a paved area and some storage facility.



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.

At a glance...

- Lounge/Dining Room 5.69m x 5.14m (18' 8" x 16' 10")
- Kitchen 5.69m x 5.14m (18' 8" x 16' 10")
- Utility/Cloakroom 2.17m x 1.86m (7' 1" x 6' 1")
- Bedroom 1. 2.94m x 4.24m (9' 8" x 13' 11")
- Bedroom 2. 3.76m x 2.98m (12' 4" x 9' 9")

And there's more...

- Extensive local amenities
- Regular bus route
- Local walks