

FOR  
SALE



25 Glebe Close, Credenhill, Hereford HR4 7EU

£255,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in a popular village north of the city of Hereford a spacious 3 bedroom semi-detached house with gas central heating, double glazing, good sized rear garden, an ideal family home. No onward chain!

## POINTS OF INTEREST

- *Popular village location*
- *Spacious semi-detached house*
- *3 Bedrooms*
- *Gas central heating*
- *Double glazing*
- *Good sized rear garden*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy porch

With uPVC entrance door to

### Spacious reception hall

Stairs to first floor, radiator, door to

### Lounge

Radiator, window to front with vertical blinds, tiled fireplace with hearth, display mantel and built-in gas coal-effect living flame fire, glazed panelled double doors to

### Dining room

Radiator, sliding patio door to rear garden, door to

### Kitchen

Single drainer sink unit, wall and base cupboards, worksurfaces with splashbacks, window overlooking rear garden, central spotlighting, access door from the reception hall, space for appliances, door to side driveway, useful understairs store/pantry cupboard.

### First floor landing

Radiator, access hatch to loft space, side window with vertical blinds, central heating thermostat, door to

### Bedroom 1

Window to front with vertical blinds, radiator, built-in airing cupboard with shelving, range of fitted wardrobes with sliding doors.

### Bedroom 2

Radiator, space for wardrobes, window to rear with vertical blinds.

### Bedroom 3

Radiator, window to front with vertical blinds.

### Bathroom

Suite comprising bath with shower unit over, pedestal wash hand basin and low flush WC, window with vertical blinds, radiator, medicine cabinet.

### Outside

To the front of the property there is an attractive lawned garden enclosed by walling and fencing, with double gates opening onto a good-size brick-paved driveway providing ample off-road parking and leading down the side of the property to the Detached Single Garage with up-and-over door and ample storage space.

To the immediate rear of the property there is a paved patio area, which leads onto the remainder of the garden, which is mainly laid to lawn bordered by a variety of flowers and shrubs, and enclosed by fencing and hedging to maintain privacy. There are further paved patio areas, timber garden shed, greenhouse, outside tap and side access gate.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2060.08. Water and drainage - metered supply.

### Directions

Proceed west out of Hereford along Whitecross Road and take the 2nd exit at the roundabout onto Kings Acre Road. After passing the Blue Diamond Garden Centre, turn right signposted Credenhill. Proceed into the village of Credenhill taking the final turn on your right into Glebe Close and number 25 is on the right-hand side.

### Viewing

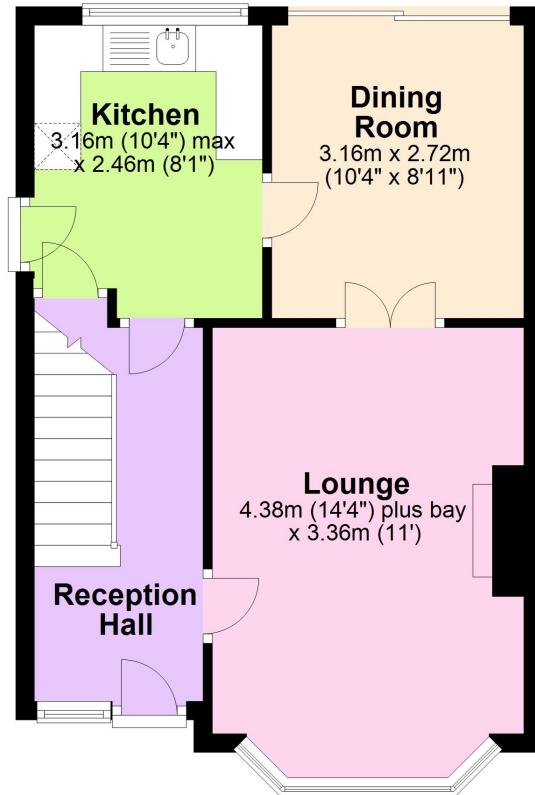
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### Money laundering regulations

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

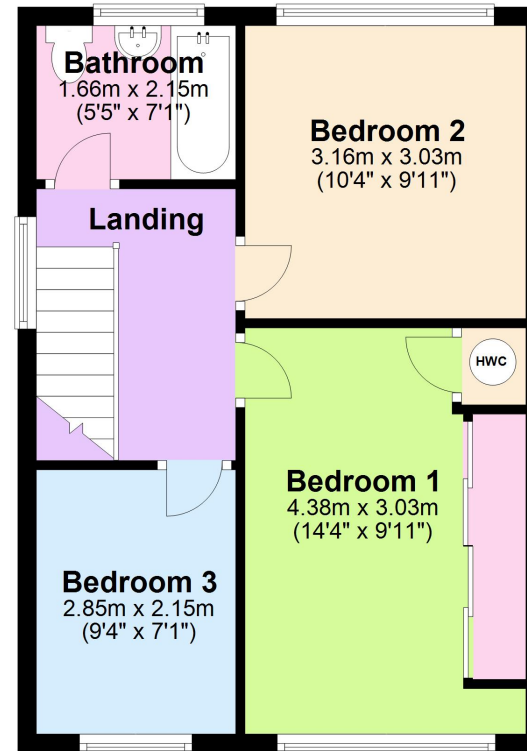
### Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)

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

## 25 Glebe Close, Credenhill, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			