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29 Green Croft, Redhill, Hereford, HR2 7NT

'Situated to the south of Hereford City, a three bedroom semi detached family home, with off road parking, gas central heating, double glazing and enclosed rear garden'

£185,000 (Freehold)

Residential Sales and Lettings

29 Green Croft, Redhill, Hereford, HR2 7NT

LOCATION

The property is set to the south of Hereford City in the well established residential location of Redhill. In the area is a local shop and both primary and secondary schools. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom, semi detached family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with panelled radiator, stairs to the first floor, understairs storage cupboard, door to the sitting room and kitchen/dining room.

Sitting Room

4.17m (13'8) x 3.4m (11'2) (maximum)

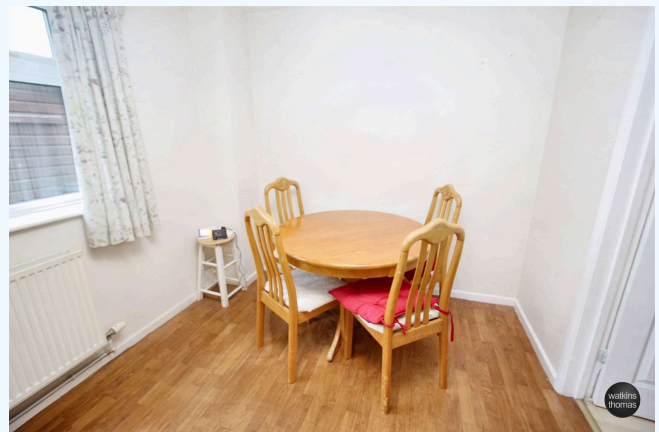
With front aspect double glazed window, gas fire with decorative surround, laminated flooring, coved ceiling, telephone point and television point.



Kitchen/Dining Room

5.97m (19'7) x 2.57m (8'5)

With side and rear aspect double glazed windows. A range of units comprising a stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker, wall mounted gas central heating boiler, panelled radiator, vinyl flooring, space for dining table, telephone point and rear aspect double glazed door giving access to the rear garden.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

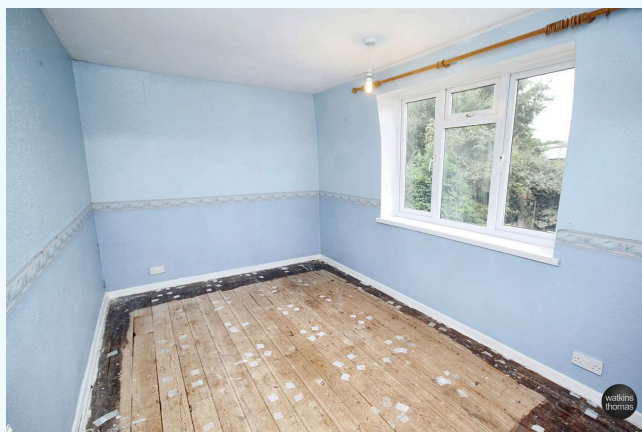
3.45m (11'4) (maximum) x 3.33m (10'11) (plus door recess)

With front aspect double glazed window, panelled radiator and storage cupboard with further radiator.

Bedroom 2

3.71m (12'2) (plus door recess) x 2.59m (8'6)

With rear aspect double glazed window and panelled radiator.



Bedroom 3

2.67m (8'9) (maximum) x 2.41m (7'11) (maximum including bulk head)

With front aspect double glazed window and panelled radiator.

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Bathroom

With rear aspect double glazed window with suite comprising double shower cubicle with electric shower, low flush wc, vanity wash hand basin, partially tiled wall surround, heated towel rail and panelled radiator.



OUTSIDE:

To the front of the property is a block paved driveway with steps leading to the front door. There is a slope with a side access path and gate giving access to the rear garden. To the immediate rear of the property are three storage sheds and a covered patio area giving access to the main garden which is laid to lawn with raised border and ornamental pond. The property has the benefit of an outside tap and the garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road. At St Martins Church proceed straight over the traffic lights and take the second turning on the right into Mayberry Avenue and first left into Ross Road. Continue around the bends and turn right into Standale Road and then first right into Green Croft where the property is located on the left hand side.

Agents Note

Under Section 21 Of the Estate Agency Act please note that the vendors of this property are related to a member of staff working at Watkins Thomas.

Agents Note

The property is being sold as part of an estate and probate has been applied for.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

7th September 2024

ID37506

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

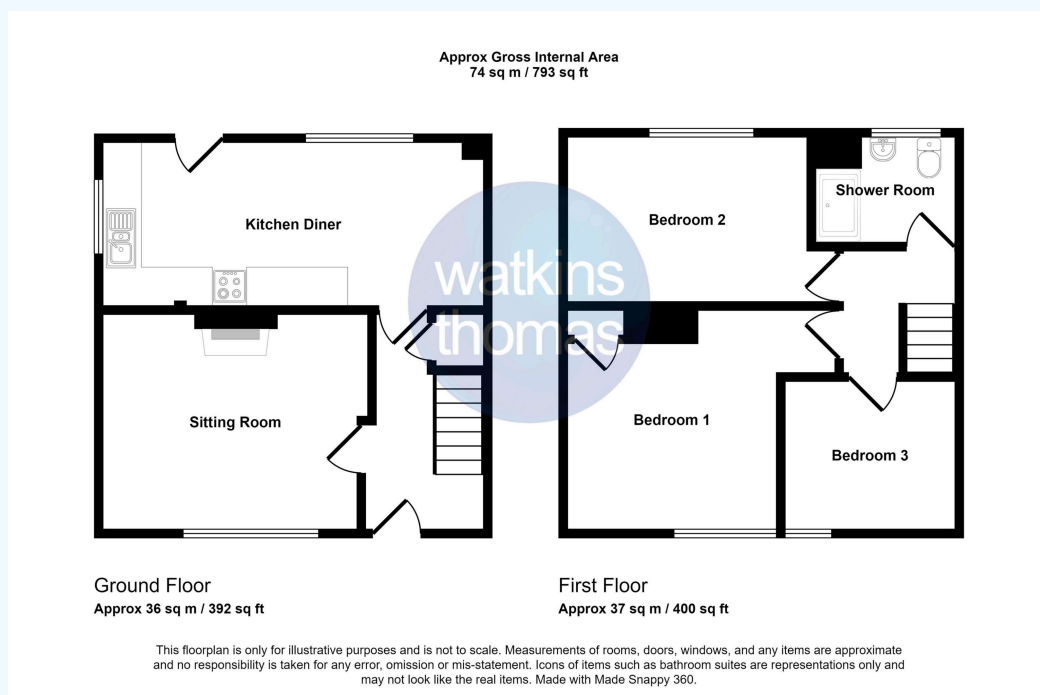
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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