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58 Glebe Close, Credenhill, Hereford, HR4 7EX

'Situated to the north of Hereford City in the popular village location of Credenhill, a well presented, four bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden with views across Herefordshire countryside'

£330,000 (Freehold)

Residential Sales and Lettings

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LOCATION

The property is situated to the north of Hereford in the popular village location of Credenhill. In the area are a range of amenities including, local shop and takeaway. 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 well presented, four bedroom semi detached family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden with superb views across Herefordshire countryside. The property comprises entrance hall, sitting room, dining room, kitchen, office, downstairs cloakroom, first floor landing with access to four bedrooms (en-suite to the master bedroom) and family bathroom with a second floor landing giving access to a loft storage room and attic. 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, laminated flooring, smoke alarm, stairs to the first floor, under stairs storage area, door to the sitting room, kitchen and office.

Sitting Room

4.37m (14'4) (plus bay) x 3.35m (11') (maximum)

With front aspect double glazed bay window, panelled radiator, coved ceiling, laminated flooring, decorative fire surround with mantel over, two wall lights and arch to the dining room.

Dining Room

3.15m (10'4) x 2.72m (8'11)

With panelled radiator, coved ceiling, wall light, door to the kitchen and double glazed patio door to the rear garden.



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Kitchen

4.32m (14'2) (maximum) x 3.96m (13') (maximum - irregular shaped room)

With two rear aspect double glazed windows, a range of units comprising stainless steel sink unit with work surface, splash backs, base units under with matching wall units, breakfast bar, space for cooker, integrated microwave, under-stairs storage cupboard with space for fridge freezer, a further stainless steel sink drainer unit with work surface, wall and base mounted units, plumbing and space for washing machine and door to the side passageway.



Side Passageway

With front and rear aspect double glazed upvc doors.

Office

4.85m (15'11) (maximum) x 1.78m (5'10) (maximum - L-shaped room)

With front and side aspect double glazed window, panelled radiator, laminated flooring and door to the cloakroom.

Cloakroom

With low flush wc, wash hand basin with tiled splash backs, panelled radiator, extractor fan and tiled flooring.

ON THE FIRST FLOOR:

Landing

With smoke alarm, doors to bedrooms and bathroom, stairs to the loft and attic room.

Bedroom 1

4.85m (15'11) (maximum) x 2.64m (8'8) (maximum)

With front aspect double glazed dormer window, panelled radiator, reduced headroom to a section of the room, door to en-suite shower room and access to the dressing area.



Dressing Area

2.72m (8'11) x 2.13m (7')

With front aspect double glazed window, panelled radiator and space for wardrobes.

En-Suite Shower Room

With side aspect double glazed window, shower cubicle and electric shower, low flush wc, pedestal mounted wash hand basin, extractor fan, partially tiled wall surround, panelled radiator and vinyl flooring.

Bedroom 2

4.37m (14'4) x 3.05m (10') (maximum)

With front aspect double glazed window, panelled radiator, storage cupboard and exposed floor boards.

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Bedroom 3

3.15m (10'4) x 3.05m (10')

With rear aspect double glazed window, view across Herefordshire countryside and panelled radiator.



Bedroom 4

3.71m (12'2) x 2.11m (6'11)

With rear and side aspect double glazed windows, panelled radiator with the rear aspect window giving views across Herefordshire countryside.

Bathroom

2.11m (6'11) x 1.65m (5'5)

With rear aspect double glazed window. Suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan and partial shower boarded wall surround.



ON THE SECOND FLOOR:

Landing

Stairs from the first floor give access to the second floor landing with rear aspect velux sky light, smoke alarm door to the attic and storage room.

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Attic Room

4.75m (15'7) (maximum) x 2.11m (6'11)

With reduced head height to sections of the room. With two rear aspect velux sky lights and panelled radiator.



Attic Storage Room

With door from the second floor landing, power and lighting (wall mounted gas central heating boiler).

OUTSIDE:

To the front of the property is a driveway with gravel area and shrub borders which is enclosed by walling and hedging to provide a degree of privacy. To the immediate rear of the property is a patio with pond, further patio and raised decked seating area. To the rear of this is a lawn garden area and the garden is provided with fencing and hedging to provide a degree of privacy with a useful garden shed. The property has the added benefit of an outside tap and lighting. There are superb views across Herefordshire countryside.



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COUNCIL TAX BAND C

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.

Agents Note

Please note that the property suffered minor flooding in 2020 due to back to back storms. Please contact the agents for further information.

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 Whitecross Road. On reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road, passing Blue Diamond Garden Centre and take the right hand turning signposted Credenhill. On reaching the next roundabout take the second exit continuing along the road to Credenhill. On reaching the village of Credenhill take the left hand turning into Station Road. Continue through the village passing the shops on the left hand side and take the right hand turning into Glebe Close. Follow the road in Glebe Close and the property is located on the right hand side.

FOR FURTHER INFORMATION

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

19th August 2025

ID41318

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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 A.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

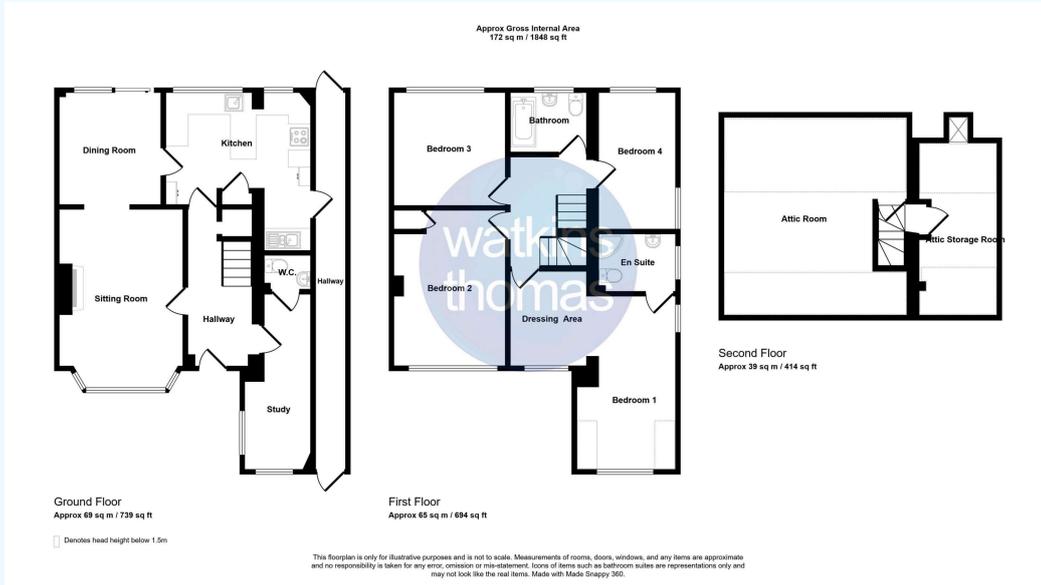
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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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