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22 Ecroyd Park, Credenhill, Hereford, HR4 7EL

'Situated to the north of Hereford City in the popular village location of Credenhill, a well presented, three bedroom, detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£314,950 (Freehold)

Residential Sales and Lettings

22 Ecroyd Park, Credenhill, Hereford, HR4 7EL

LOCATION

The property is located 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 as well as a primary school. 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, three bedroom, detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, kitchen/dining room, conservatory, first floor landing with access to three bedrooms, separate toilet and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed composite entrance door leading to the entrance hall with side and rear aspect double glazed window, panelled radiator, stairs to the first floor, smoke alarm, tiled flooring and door to the sitting room and kitchen/dining room.

Sitting Room

5.49m (18'0) x 3.63m (11'11)

With front and side aspect double glazed windows, double glazed French doors to the front garden, panelled radiator, wood burning stove and engineered oak flooring.



Kitchen/Dining Room

5.49m (18'0) (maximum) x 2.67m (8'9) (irregular shaped room)

With rear aspect double glazed window, a range of units comprising Belfast style sink with work surface, tiled splash back, base units under, integrated electric oven and gas hob with cooker hood over. Plumbing and space for washing machine, space for fridge, gas central heating boiler, under-stairs storage cupboard, space for dining table, inset spot lights, tiled flooring and access to the conservatory.

Conservatory

2.9m (9'6) x 2.21m (7'3)

Of upvc construction with tiled flooring and double glazed windows and French doors giving access to the rear garden.



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ON THE FIRST FLOOR:

Landing

With airing cupboard housing the hot water tank, thermostat for central heating and doors to bedrooms and bathroom.

Bedroom 1

3.66m (12'0) x 3.45m (11'4)

With front and side aspect double glazed window, built-in wardrobe area and panelled radiator.

Bedroom 2

3.58m (11'9) x 2.69m (8'10)

With rear aspect double glazed window, access hatch to loft space and panelled radiator.



Bedroom 3

2.64m (8'8) x 1.96m (6'5)

With front aspect double glazed window and panelled radiator.

Separate Wc

With side aspect double glazed window, low flush wc, inset spot lights and tiled flooring.

Bathroom

With rear aspect double glazed window and suite comprising panel enclosed L-shaped bath with mixer tap and electric shower over. Vanity wash hand basin, heated towel rail, fully tiled wall surround and inset spot lights.



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OUTSIDE:

To the front of the property is a patio and lawn area with block paved driveway giving access to the GARAGE with up and over door, power and lighting. A side gate gives access to the rear garden where there is a patio with steps leading to the main garden which is laid to lawn. There is a raised deck seating area and the garden is enclosed by fencing and hedging to provide a degree of privacy with a useful outside tap.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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 Whitecross Road and on reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road and after The Blue Diamond Garden Centre turn right signposted Credenhill. Continue to the roundabout and take the second exit and follow the road into the village of Credenhill. On reaching the village turn left into Station Road, continuing along Station Road and then turn left into Meadow Park. Take the second left signposted Ecroyd Park and then take the first left where the property is situated in a cul-de-sac position on the left 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.

8th August 2025

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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 D. 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		82 B
69-80	C		
55-68	D	67 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.

