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28 Glebe Close, Credenhill, Hereford HR4 7EU

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

£275,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the popular village of Credenhill. In the area are a range of amenities including local shop, takeaway and 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 semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, dining room, kitchen, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Double glazed patio door to the entrance porch with tiled flooring and double glazed UPVC entrance door leading to the;

Entrance Hall

With front aspect double glazed window, laminated flooring, smoke alarm, stairs to the first floor, panelled radiator, door to the sitting room and kitchen.

Sitting Room

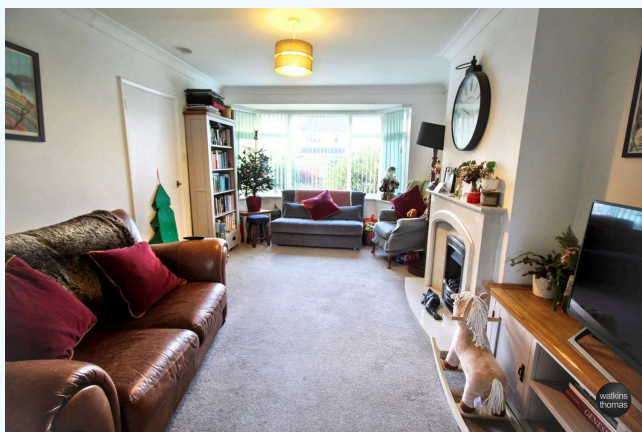
4.34m (14'3) x 3.35m (11')

With front aspect double glazed window, living flame gas fire with decorative surround, coved ceiling, TV point, panelled radiator and glazed double doors to the;

Dining Room

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

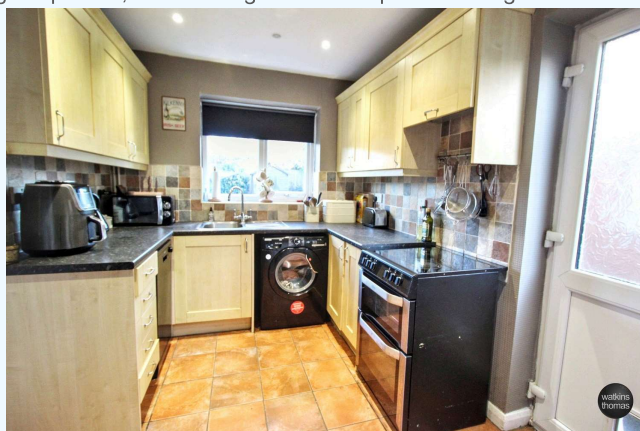
With rear aspect double glazed patio door giving access to the rear garden, panelled radiator, laminated flooring and access to the kitchen.



Kitchen

3.18m (10'5) x 2.44m (8')

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splashback, base units under with matching wall units. Plumbing and space for washing machine, space for upright fridge/freezer, space for cooker, understairs storage cupboard, tiled flooring and side aspect double glazed door to the garden.



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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

Bedroom 1

4.34m (14'3) x 3m (9'10) (maximum)

With front aspect double glazed window and panelled radiator.



Bedroom 3

2.87m (9'5) (maximum including bulk head) x 2.21m (7'3)

With front aspect double glazed window, panelled radiator and built in storage cupboard.

Bathroom

2.16m (7'1) x 1.65m (5'5)

With rear aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, vanity wash hand basin, low flush WC, heated towel rail, partially tiled wall surround, inset spotlights, extractor fan and laminated flooring.



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OUTSIDE:

To the front of the property is a gravelled area with shrub borders enclosed by walling with a tarmac driveway. A side access path and gate give access to the rear garden where there is a patio leading to the main garden which is laid to lawn. A path continues to the rear of the garden where there is a raised gravelled seating area and a useful storage shed. The garden is enclosed by fencing to provide a degree of privacy.



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. The property has the benefit of gas central heating. 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.

COUNCIL TAX BAND C

Made 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.


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, pass Blue Diamond garden centre then turn right signposted Credenhill. Continue along the road to the roundabout and take the second exit again continuing towards Credenhill. On reaching the village of Credenhill, turn left into Station Road. Continue along the road and pass a parade of shops on the left hand side then turn right into Glebe Close where the property is located on the right hand side as indicated by the board.

FOR FURTHER INFORMATION

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

ID / Date

ID = 2881

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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 C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 77 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.

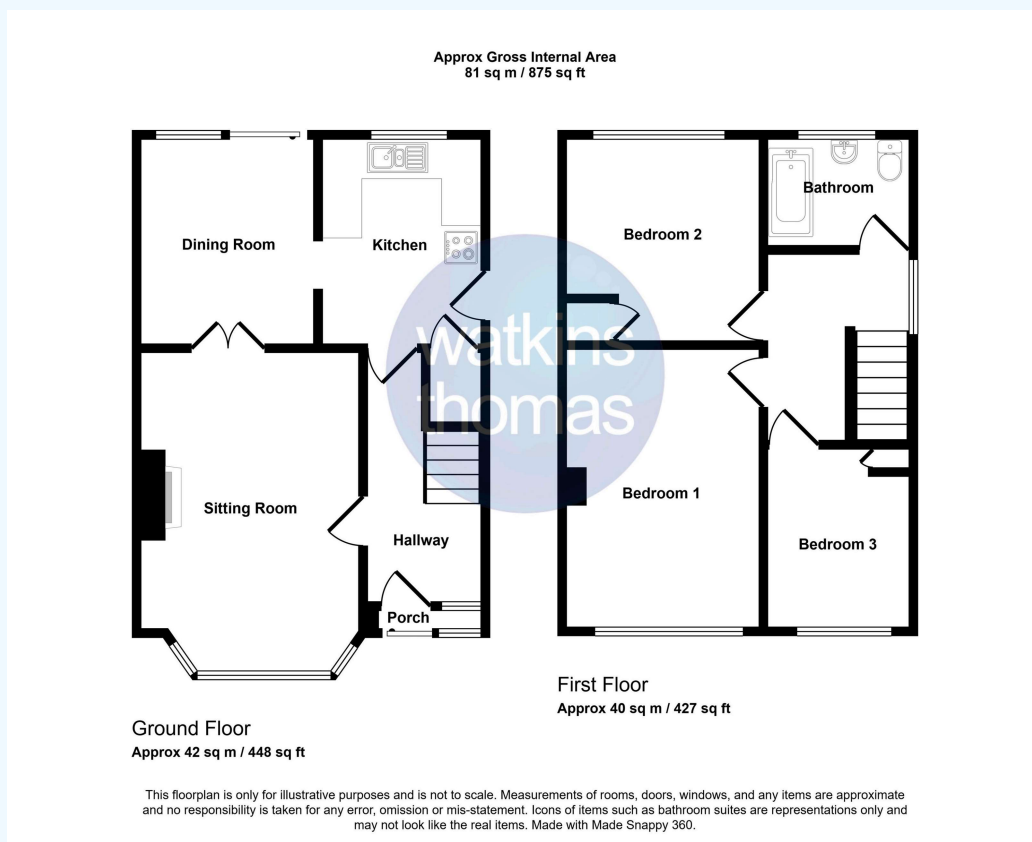
For properties in England and Wales:

- 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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