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3 Glebe Close, Credenhill, Hereford, HR4 7EU

Located to the North West of Hereford City, in the popular village location of Credenhill, a 3 bedroom semi-detached home with gas central heating, double glazing, 2 reception rooms, off road parking, garage and good sized enclosed rear garden.

£290,000 (Freehold)

Residential Sales

3 Glebe Close, Credenhill, Hereford, HR4 7EU

LOCATION

The property is located in the popular village location of Credenhill, in the area are a range of amenities including a local shop and primary school. Hereford as a whole offers a wide range of shops, leisure and recreational facilities including a bus and railway station.

DESCRIPTION

The subject property is a 3 bedroom semi-detached home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The property comprises, entrance porch, entrance hall, sitting room, dining room, conservatory, kitchen, utility, cloakroom, first floor landing, 3 bedrooms and bathroom.

ON THE GROUND FLOOR:

Enclosed entrance porch approached through a door with double glazed upper panel with rose motif and having adjacent double glazed windows, wooden sill and with a door with adjacent window to;

Reception Hall

3.96m (13') x 1.83m (6') (including stairwell)

With a wall mounted thermostat, door to kitchen, radiator and door to;

Sitting Room

3.35m (11') x 4.37m (14'4) (16' 2 into bay)

With a double glazed bay window to the front, coving to ceiling, radiator, dimmer light switch and painted timber fire surround with marble inset and hearth. Pair of bevelled glass sliding doors to;



Dining Room

3.2m (10'6) x 2.69m (8'10)

With coved ceiling, radiator, dimmer light switch, door to kitchen and sliding double glazed door to;

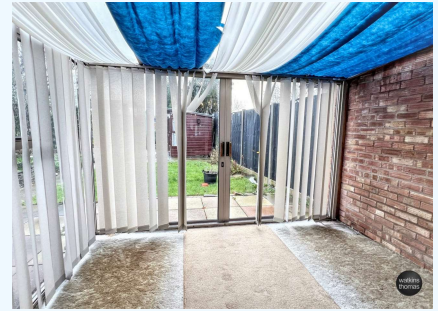


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Conservatory

3.15m (10'4) x 2.21m (7'3)

With a glazed pitched roof and glazed windows with sliding doors to the garden.



Kitchen

3.15m (10'4) x 2.44m (8')

With a double glazed window to the rear, coved ceiling and fitted base cupboards with drawer units with roll edge working surface over, tiled surrounds and eye level cabinets. Built in double Bosch electric oven, Bosch cooker hood, Smeg four ring gas hob and with Bosch dishwasher and a one and a half bowl sink unit with drainer and mixer tap. Tiled floor, door to shelved under stair cupboard and with a door to;



Utility Room & Separate WC

Which in parts comprises;

Utility Room

2.64m (8'8) x 2.16m (7'1)

Lobby with personnel door to the garage, a door to the separate WC and opening to the UTILITY ROOM with a double glazed door to the rear, window to the rear, fitted base cupboards with roll edge working surface over and high level cabinets. One and a half bowl sink unit with drainer and mixer tap. Radiator and tiled floor.

Separate WC

1.63m (5'4) x .79m (2'7)

With low level WC.

ON THE FIRST FLOOR:

Landing

5.31m (17'5) x 4.01m (13'2) (to purlins)

With double glazed window to the side, doors to the bedrooms, bathroom and access hatch with ladder to a loft with a wall mounted gas fired combination boiler which provides central heating and domestic hot water. Light switch.

Bedroom 1

4.34m (14'3) x 2.97m (9'9)

With a double glazed window to the front, radiator and two sets of mirror fronted sliding doors to a wardrobe area. Further door to linen cupboard with radiator.

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Bedroom 2

3.18m (10'5) x 2.84m (9'4)

With a double glazed window overlooking the rear garden. Radiator and double doors to a double wardrobe cupboard with cabinets over.



Bedroom 3

2.79m (9'2) x 2.24m (7'4)

With a double glazed window to the front, radiator and wardrobe cupboards. Radiator.

Bathroom

2.84m (9'4) x 1.65m (5'5)

With double glazed windows to two aspects and suite comprising bath, WC and wash basin. Ladder type radiator.



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OUTSIDE:

The property has the benefit of a brick paviour driveway which is approached through a pair of wrought iron gates. The wrought ironwork extends over a low stone wall at the front of the property. Off the driveway there is a GARAGE (16'4 by 8' 8) with up and over door to the front, personnel door to the lobby and with fitted storage cupboards.

Adjacent to the driveway at the front of the property there is a raised garden area with stepping stones and an ornamental pool. To the immediate rear of the property there is a veranda/covered drying area (10' 3 by 6' 2). The rear garden is extensive and includes a colour paving stone patio and pathway, a raised fishpond and raised rockery. There is also a circular sun terrace, a garden store and a summer house with doors to the front and a workshop store (11' 10 by 7' 6). The lower garden area comprises a large circular lawn with pathway surround, low privet hedging beyond and within this area there are numerous trees including palm trees, a silver birch and firs. There is also a greenhouse. The additional garden area is approximately 40' long by 41' wide and is a super addition to the original garden area.



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.

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.

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VIEWING

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

DIRECTIONAL NOTE

From Hereford proceed west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Proceed for about a mile and turn right towards Credenhill. Continue towards Credenhill passing over the roundabout and on reaching the village turn left into Station Road. Continue along Station Road and Glebe Close will be found 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.

21st January 2026

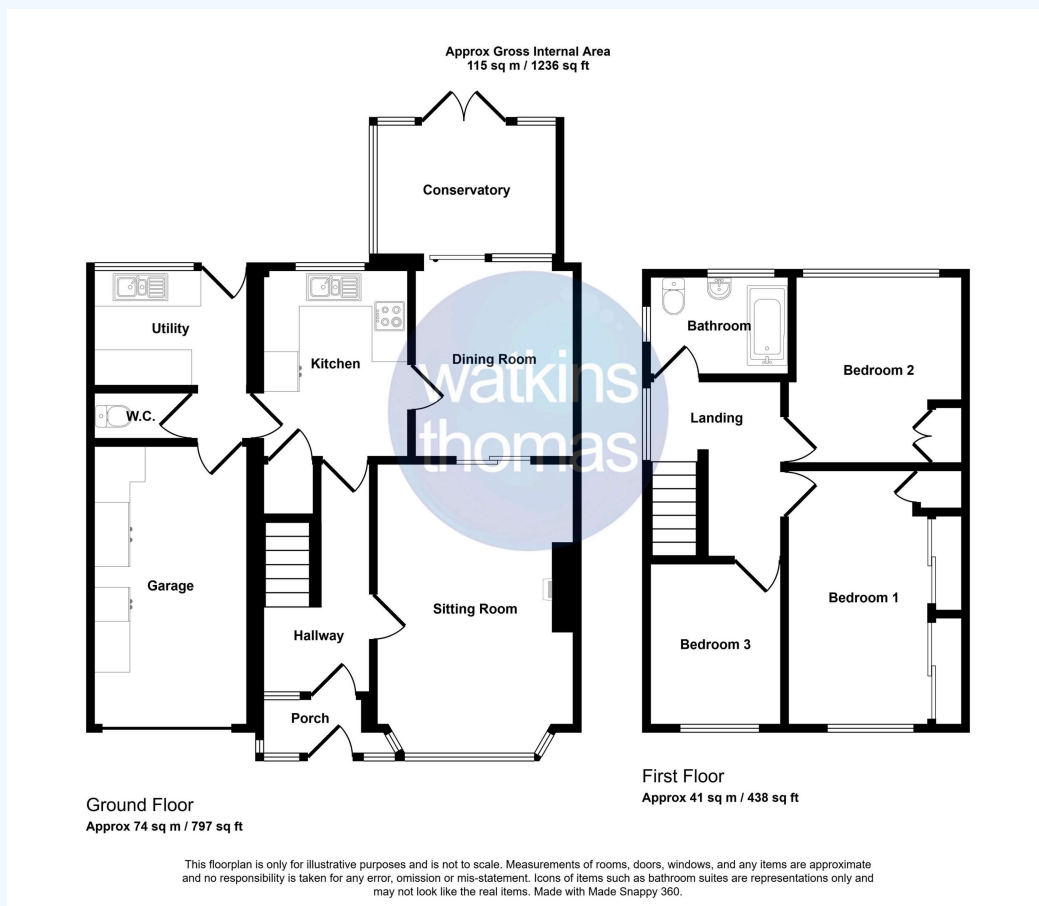
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ENERGY PERFORMANCE CERTIFICATE

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.

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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