



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **27 Church Croft, Madley, Herefordshire, HR2 9LT**

*Situated to the south of Hereford city in the popular village of Madley, an extended three bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden.*

**£310,000 (Freehold)**

## 27 Church Croft, Madley, Herefordshire, HR2 9LT

### LOCATION

The property is located to the south of Hereford city in the popular village location of Madley. In the area are a range of amenities, including local shop, Church, public house 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 an extended three bedroom semi detached family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room, family room, dining room, kitchen, sun room, utility, shower room, first floor landing with access to three bedrooms and family bathroom. In more detail, the accommodation comprises;

#### ON THE GROUND FLOOR:

##### Entrance Hall

Front aspect double glazed window with two side panelled windows, panelled radiator, smoke alarm, thermostat for central heating, stairs to the first floor, storage cupboard and door to the;

##### Family Room

5.31m (17'5) x 3.38m (11'1)

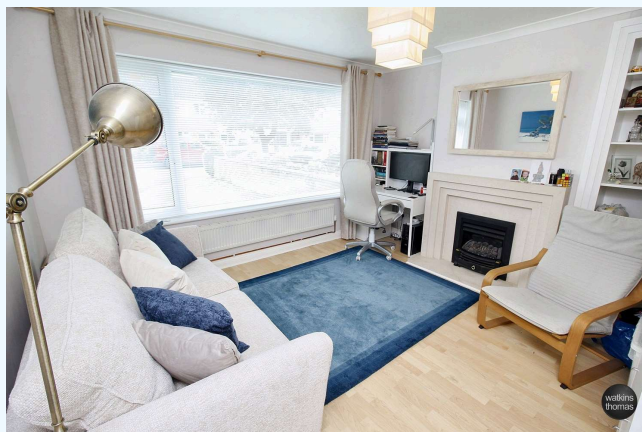
With front aspect double glazed window and two side aspect double glazed windows, laminated flooring, panelled radiator and TV point.



##### Sitting Room

3.78m (12'5) x 3.94m (12'11)

With front aspect double glazed window, panelled radiator, coved ceiling, laminated flooring, fire surround with gas fire and glazed double doors to the snug.





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### Snug

3m (9'10) x 2.72m (8'11)

With panelled radiator, laminated flooring, coved ceiling, door to the kitchen and access to the;



### Dining Area

2.95m (9'8) x 2.41m (7'11)

With rear aspect double glazed window, panelled radiator, laminated flooring and side aspect double glazed patio door to the garden.



### Kitchen

3.02m (9'11) (maximum) x 3m (9'10)

With rear aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink drainer unit with work surfaces, splashbacks, base units under with matching wall unit, integrated electric oven and hob with cooker hood over, integrated fridge, laminated flooring, under stairs storage cupboard and door to the;



### Utility Room

2.67m (8'9) x 2.34m (7'8)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface and splashback, matching range of wall and base mounted units, plumbing and space for washing machine, space for fridge freezer, space for tumble dryer, panelled radiator, laminated flooring, door to the shower room and rear aspect double glazed door to the garden.



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### Shower Room

With side aspect double glazed window, low flush WC, wash hand basin, heated towel rail, shower cubicle with electric shower, partially tiled wall surround, extractor fan and tiled flooring.

### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, access hatch to loft space which is fully boarded, doors to bedrooms and bathroom.

#### Bedroom 1

3.78m (12'5) x 2.69m (8'10) (to the wardrobe)

With front aspect double glazed window, built in wardrobe with drawer units, panelled radiator and cupboard housing the Worcester gas central heating boiler.



#### Bedroom 2

3m (9'10) x 2.57m (8'5) (to the wardrobe)

With rear aspect double glazed window, built in wardrobe with sliding doors and panelled radiator.



#### Bedroom 3

2.74m (9') (maximum, including bulkhead) x 2.41m (7'11)

With front aspect double glazed window, panelled radiator and laminated flooring.





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### Bathroom

2.51m (8'3) x 1.65m (5'5)

With two rear aspect double glazed windows, a range of units comprising panel enclosed bath with mixer tap, thermostatically controlled shower over with glass shower screen, low flush WC, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, inset spotlights and modular flooring.



### OUTSIDE:

To the front of the property is a tarmacadam driveway with lawned garden and access to the front door. A side access path and gate give access to the rear garden where there is a block paved patio leading to a lawned garden where there is a useful storage shed and summerhouse. The garden also has the added benefit of an outside tap, power and lighting and is enclosed by fencing to provide a degree of privacy.



### COUNCIL TAX BAND C

Payable to Herefordshire Council.

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### 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](tel:01432272280) .

### DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the second exit onto the Hereford to Abergavenny Road. Take the second turning on the right hand side, signposted Clehonger. Proceed through the village of Clehonger and continue to Madley. On reaching the village of Madley, take the first left turning continuing past the Church and turn left into Church Croft. Continue along Church Croft taking the left hand turning where the property is located on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

### ID / Date

ID38039

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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.

