



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)



## 2 Waterside, Credenhill, Hereford, HR4 7ET

*Situated to the north of Hereford city, a well presented two bedroom first floor flat with the added benefit of gas central heating, double glazing, off road parking and garden.*

**£140,000 (Leasehold)**

## 2 Waterside, Credenhill, Hereford, HR4 7ET

### LOCATION

The property is located to the north of Hereford city in the popular Credenhill district. In the area are a range of amenities, including local shop and Church 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 two bedroom, first floor flat with the added benefit of gas central heating, double glazing, off road parking and enclosed garden. The accommodation comprises entrance hall, storage room, first floor landing, sitting room, kitchen, inner hallway, two bedrooms and bathroom. In more detail, the accommodation comprises;

#### ON THE GROUND FLOOR:

Front aspect double glazed panelled entrance door leading to the;

#### Entrance Hall

With front aspect double glazed window, stairs to the first floor and door to the storage room.

#### Storage Room

3.43m (11'3) x 1.35m (4'5)

With power, lighting, side aspect double glazed window and under stairs storage area.

#### ON THE FIRST FLOOR:

#### Landing

With side aspect double glazed window, door to the sitting room and kitchen.

#### Sitting Room

4.57m (15') x 3.66m (12') (maximum)

With front aspect double glazed window, panelled radiator, TV point, decorative stone fire surround with mantel and coved ceiling.

#### Kitchen

3.07m (10'1) x 2.69m (8'10)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units. Wall mounted gas central heating boiler, plumbing and space for washing machine, panelled radiator, vinyl flooring and door to the inner hallway.



#### Inner Hallway

With panelled radiator, access hatch to loft space, vinyl flooring, doors to bedrooms and bathroom, smoke alarm, thermostat for central heating and storage cupboard.

#### Bedroom 1

3.25m (10'8) x 3.71m (12'2)

With front aspect double glazed window, panelled radiator and coved ceiling.

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### Bedroom 2

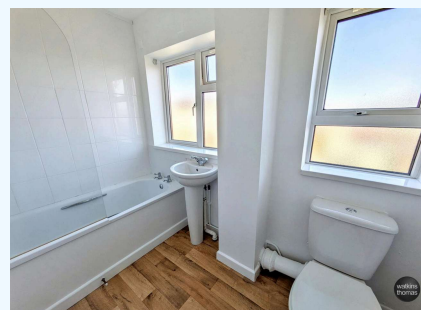
4.01m (13'2) x 2.72m (8'11)

With rear aspect double glazed window, panelled radiator and coved ceiling.



### Bathroom

With two rear aspect double glazed windows and suite comprising panel enclosed bath with thermostatically controlled shower over, low flush WC, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator and vinyl flooring.



### OUTSIDE:

To the front of the property is an enclosed garden with double gates, giving access to a gravelled parking area which in turn leads to the main garden which is laid to lawn with various shrub borders. A shared path gives access to the front door.

### COUNCIL TAX BAND A

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.

### Tenure

The property is leasehold held on an 81 year lease which is currently being renewed. The new lease will be extended by.....years.


### 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 the Kings Acre Road, passing the blue diamond garden centre then take the right hand turning signposted Credenhill. Continue to the roundabout and take the second exit towards Credenhill. On reaching the village of Credenhill, turn left into Station Road. Continue past the parade of shops where the property is located on the left hand side as indicated by the board.

### 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](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).

## 2 Waterside, Credenhill, Hereford, HR4 7ET

13th May 2026  
ID42131

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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.

