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15 Waterside, Credenhill, Herefordshire, HR4 7ET

Situated to the north of Hereford city in the popular village location of Credenhill, a three bedroom mid terrace home with the benefit of gas central heating, double glazing where specified and enclosed front and rear gardens.

£170,000 (Freehold)

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LOCATION
The property is located to the north of Hereford city in the popular village location of Credenhill. In the area are a range of amenities including local shop, community hall and 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 three bedroom mid terrace home with gas central heating, double glazing where specified, enclosed front and rear gardens with accommodation comprising entrance hall, sitting room, dining room, kitchen, utility, lean to conservatory, first floor landing with access to three bedrooms, bathroom and separate toilet. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Porch
Glazed panel entrance door leading to the entrance porch with front and side aspect windows. Doors to the entrance hall and utility.

Entrance Hall
With front aspect single glazed window, panelled radiator, stairs to first floor, under stairs storage cupboard, door to the kitchen and sitting room.

Sitting Room
3.48m (11'5) x 3m (9'10)
With front aspect double glazed window, gas fire with stone surround and access to the dining room.





Dining Room
3.78m (12'5) x 2.39m (7'10)
With rear aspect double glazed window, panelled radiator and door to the kitchen.



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Kitchen
3.18m (10'5) x 2.72m (8'11)
With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, base units under with wall units. Plumbing and space for washing machine, space for cooker, panelled radiator, laminated flooring, glazed door to the conservatory and access to the utility.



Utility
4.27m (14') x 1.68m (5'6)
With space for upright fridge/freezer, space for tumble dryer, wall and base mounted units with work surface and vinyl flooring.

Lean to Conservatory
3m (9'10) x 1.93m (6'4)
Of aluminium construction with doors leading to the rear garden.

ON THE FIRST FLOOR:

Landing
With airing cupboard, access hatch to loft space, doors to bedrooms, bathroom and toilet.

Bedroom 1
3.48m (11'5) (plus recess) x 3.35m (11') (maximum)
With front aspect double glazed window, built in wardrobe with sliding doors, further built in single wardrobe and panelled radiator.

Bedroom 2
3.94m (12'11) x 2.41m (7'11)
With front aspect double glazed window, recess storage area and panelled radiator.

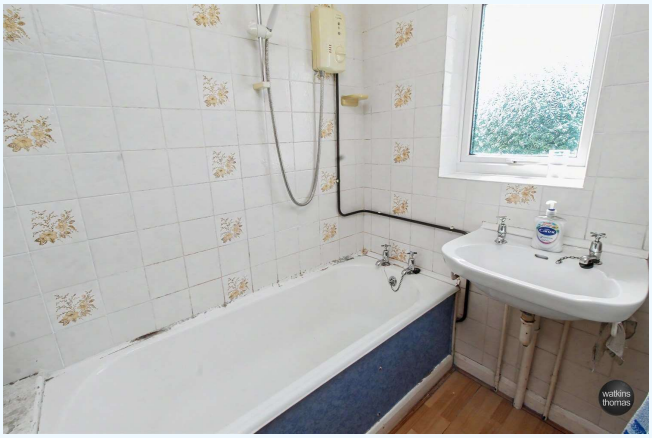




Bedroom 3
2.64m (8'8) (to the wardrobe) x 2.41m (7'11)
With rear aspect double glazed window, built in wardrobe with sliding doors and panelled radiator.

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Bathroom
With rear aspect double glazed window, suite comprising panel enclosed bath with electric shower over, wash hand basin, panelled radiator, partially tiled wall surround and laminated flooring.

Separate WC
Separate WC with rear aspect double glazed window, low flush WC and laminated flooring.

OUTSIDE:
To the front of the property is a lawned garden with shrub borders and path giving access to the front door. The patio and main rear garden are laid to lawn with shrub borders and accessed via the conservatory. There is a useful storage shed and the garden is enclosed by fencing.




COUNCIL TAX BAND B
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.

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

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road. On reaching the roundabout, take the second exit onto the Kings Acre Road. Continue along the Kings Acre Road, passing the Blue Diamond garden centre and turn right signposted Credenhill. Proceed along the road until reaching the roundabout and take the second exit signposted Credenhill. Continue into the village of Credenhill and take the left hand turning into Station Road. Continue along Station Road, passing the parade of shops, and take the second turning on the left hand side after the shops into Waterside. Follow the road to the cul de sac position, where the property is located as identified by the agent's 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

26th June 2026

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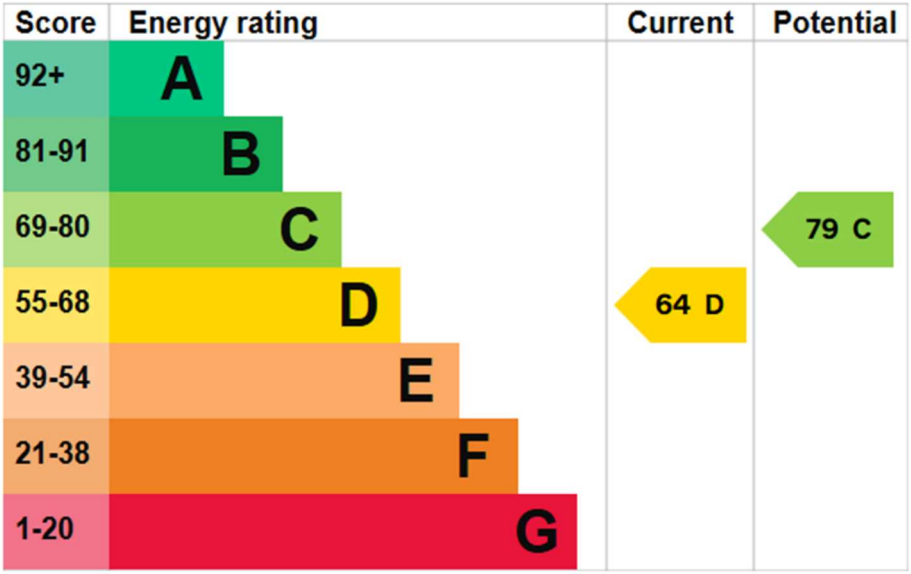
ENERGY PERFORMANCE CERTIFICATE

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.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



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.

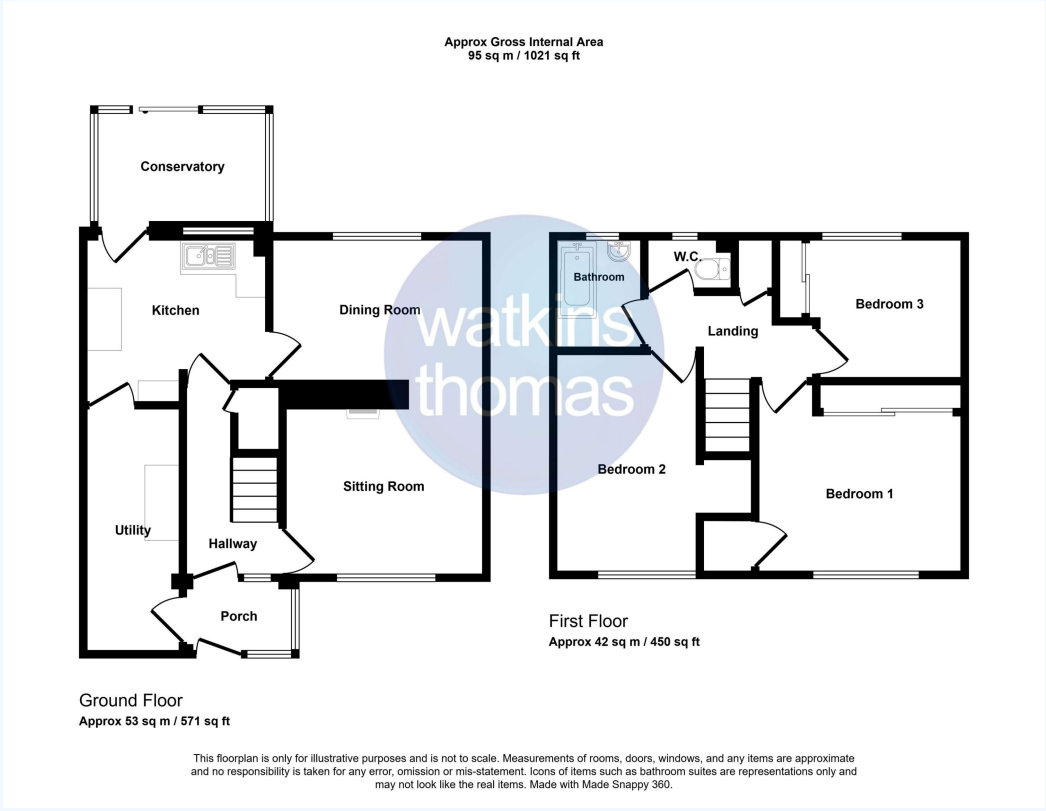
For properties in England and Wales:

- 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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