



19, Meadow Drive, Credenhill, HR4 7EF
Price £145,000

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LAND & NEW HOMES

19 Meadow Drive Credenhill

A wonderful opportunity to purchase a good size, first floor apartment with two double bedrooms in the heart of Credenhill village.

Boasting a large living room and separate kitchen/dining room also with an allocated parking space and newly fitted carpets, this property offers light and airy accommodation with large double glazed windows providing views over the neighbouring countryside.

Conveniently located above One Stop shop on Station Road there are many local amenities at hand as well as several bus routes.

VIEWING ADVISED - CALL 01432 -266007

- Two double bedrooms
- First floor apartment
- Popular village location
- Allocated parking space
- Fully double glazed
- New carpets throughout
- Kitchen/dining room
- Large living room
- Electric heating
- No onwards chain

Material Information

Price £145,000

Tenure: Leasehold

Local Authority: Herefordshire council

Council Tax: A

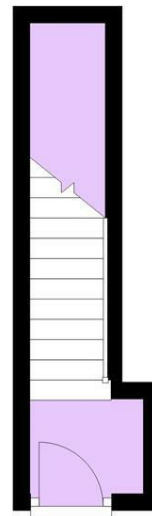
EPC: E (44)

For more material information visit www.cobbamos.com

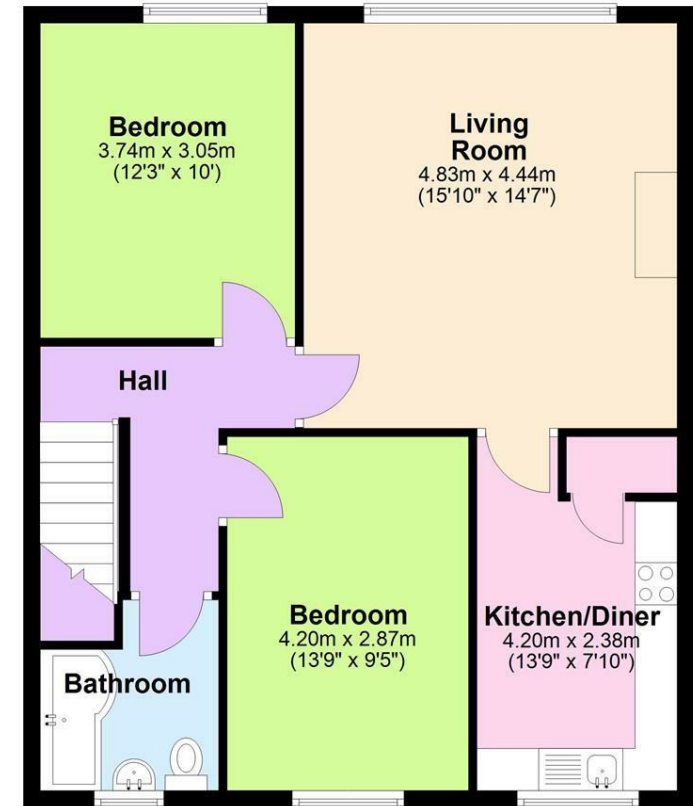
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



First Floor



Total area: approx. 74.6 sq. metres (803.2 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions

Living room 15'10" x 14'7"
Kitchen/Diner 13'9" x 7'10"
Bedroom 1 13'9" x 9'5"
Bedroom 2 12'3" x 10'0"

Property Description

The property is entered via a double glazed door into the hallway from which carpeted stairs rise up to the landing which has access to the loft and doors off to all rooms. The living room is a generous size with a large double glazed window to the front aspect, fireplace with marble mantle, hearth and surround, electric wall heater and door into the kitchen/dining room which features a matching range of wall and base units under worktop with tiled splashbacks and built in electric oven and hob with extractor over, stainless steel sink, space and plumbing for a dishwasher or washing machine, integrated fridge and freezer, double glazed window to the rear and large built in cupboard housing the hot water tank.

The bathroom has tiled floor and walls, WC, pedestal wash basin, obscure double glazed window to the rear, panel bath with MIRA Sport electric shower, tiled walls and shower screen. Bedroom one has a double glazed window to the front aspect and a wall mounted electric heater, bedroom two has a double glazed window to the rear aspect and a wall mounted electric heater.

Outside

The property is accessed from the rear of the shops where there is an allocated parking space, small outside area and a canopy porch with the main entrance door.

Services

Mains electric, water and drainage are connected
Leasehold - 199 year lease, peppercorn ground rent, £50 a month maintenance charge including buildings insurance

Location

Credenhill is a large rural village situated 4.5 miles northwest of Hereford, close to the Welsh border nestled at the foot of Credenhill, where there is an iron age hill fort, and is now home to the 22 SAS Regiment.
The village is well serviced with amenities to include primary school, church, restaurant, takeaways, shops, post office and community hall and a regular bus service to the more comprehensive amenities of Hereford City.

Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

Broadband	Download	Upload	Availability
Standard	4 Mbps	0.5 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1800 Mbps	900 Mbps	Good

Networks in your area - Airband, Openreach

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From the office head out of Hereford on the A438 Kings Acre Road and turn right signposted Credenhill just after the garden center. Follow the road, go straight over the roundabout and continue past the camp and turn left into the village. After the shops turn left into Mill Lane and then immediately left behind the shops where the door to number 19 is found.



