



## 26 WATERSIDE

CREDENHILL, HERFORD HR4 7ET

£125,000  
LEASEHOLD

A well-presented first floor, purpose built apartment set in a popular village location, offering spacious accommodation with 2 bedrooms and the benefit of gas central heating. Ideal for first-time buyers. No onward chain!



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- Two double bedrooms
- First floor flat
- Popular village location
- Sold with no onward chain
- Gas central heating & double glazing
- Ideal for a first time buyer

### Ground Floor

With entrance door leading into the

### Entrance Hall

With stairs leading up to the first floor and door leading into the

### Large Store

A large store cupboard perfect for storage with ceiling light point, double glazed window and radiator,

### First Floor Landing

With ceiling light point, double glazed window to the side aspect and doors leading into the

### Living/Dining Room

A spacious lounge/diner with fitted carpet, coving, ceiling light point, radiator, feature fireplace surround and double glazed window to the front aspect.

### Kitchen

Comprising matching wall and base units with fitted work surface space over, stainless steel sink and drainer unit, four ring electric hob with electric oven below, integrated under counter fridge with freezer compartment, under counter space for washing machine, wall mounted gas central heating boiler, double glazed window to the rear aspect and door into the

### Inner Hallway

With ceiling light point, useful storage cupboard and door leading into

### Bedroom One

A good sized double bedroom with fitted carpet, ceiling light point, coving, radiator, double glazed window to the front aspect and fitted wardrobes and chest of drawers.

### Bedroom Two

A second double bedroom with double glazed window to the rear aspect, fitted carpet, ceiling light point, coving and radiator.

### Bathroom

Comprising panelled bath, pedestal wash hand basin, part tiled surround, ceiling light point & double glazed window to the rear aspect.

### Toilet

With low flush w/c, ceiling light point and double glazed window to the rear aspect.

### Outside

The property benefits from an area of private rear garden.

### Directions

Proceed west out of Hereford City along Whitecross Road, taking the 2nd turning at the Monument roundabout onto Kings Acre Road. After passing the



Blue Diamond Garden Centre, turn right and follow the signs to Credenhill. Proceed through the village of Credenhill, taking the final turning on the left into Waterside.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Leasehold - vacant possession on completion.

125 year lease from 1st July 1989.

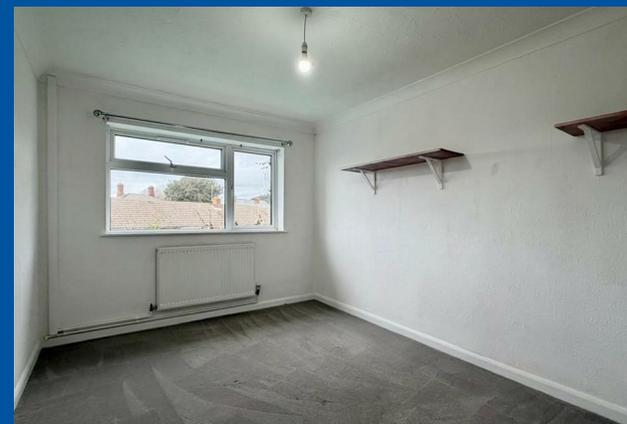
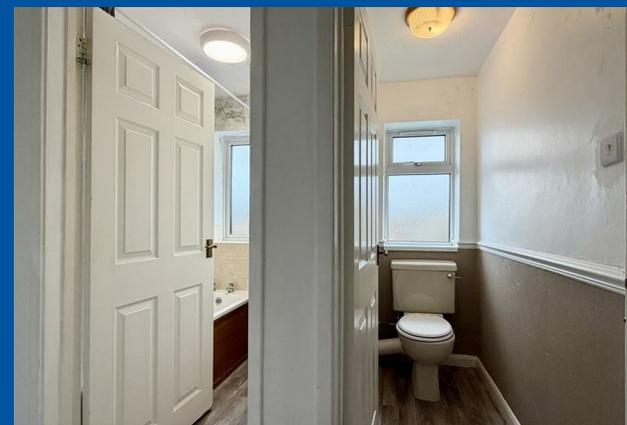
Ground rent £10 per annum.

Service Charge TBC

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 61.5 sq. metres (661.9 sq. feet)

**EPC Rating: C    Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	76	76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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