



1 Bannut Tree Close

Credenhill, Hereford, Herefordshire, HR4 7EP

jackson
property

£575,000

Extremely Spacious Barn-Style Detached Property | 4 Bedrooms | En-suite & Dressing Room | Underfloor Heating | Impressive Entrance Hall | High Ceilings | Parking | Enclosed Garden | Viewing Highly Recommended

Situation

Located in the popular and vibrant village of Credenhill, the property is within easy reach to an excellent range of amenities including a Chinese restaurant, takeaways, doctors surgery, local park and church. It is a wonderful village with its own primary school, two nurseries, sports and social clubs, Parish church, and a community library. The village has a variety of clubs to enjoy including Brownies, Scouts and exercise classes. Hereford is approximately 4 miles east and offers an extensive range of shopping, leisure and recreational facilities to include cinema, theatre, railway links, bus station and leisure pool, plus an excellent range of eateries.

Description

The Reception Hall is inviting with hardwood staircase, large walk-in store cupboard with under-floor heating control, access to downstairs cloakroom with WC, wash hand-basin, cupboard under, extractor fan and window.

From the hallway is the spacious Kitchen Diner with a well fitted range of base and wall units with granite work surfaces, Belfast sink unit, wine cooler, Belling range style cooker, electric oven and 7 burner gas hob, built-in fridge freezer, built-in dishwasher, 4 windows and double-doors to the side garden and access to the Utility Room. Having sink unit, base and wall units, worktop, space for washing machine, gas-fired central heating boiler, extractor fan, door to side.

The lounge is very spacious, being bright and having doors out to the block paved area and garden. A further reception room downstairs is currently set up as an office/study.

To the first floor is a stunning First Floor Landing with high ceiling, large windows and roof window, radiator with smoke alarm, walk-in storage cupboard. The main bedroom has a lovely dressing room and en-suite shower room.

There are 2 further double bedrooms and a large single bedroom with built in cupbaord.

The bathroom is fitted with shower with tiled walls, shower bath with mains fitment and glass screen, wash hand-basin with cupboard under, WC, ladder style radiator, roof window, extractor fan.

To the front of the property is a large brick paved parking area with stone retaining wall and raised bed with laurel hedging. There is a large rear garden enclosed by stone wall and new modern fencing, mainly lawned with brick paved patio and mature bannut tree. There is a pathway to the rear with water tap. Outside lights.

Services

Mains Services are Connected.

Directions & What3Words

What3Words: ///bagpipes.headrest.partner

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

Please call in advance if you are awaiting a PCR test or have been contacted by NHS track & trace

- All viewers are required to wear a face covering when inside of the property. If you do not, the appointment may be cancelled.
- A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.
- We are operating with a zero contact policy and all doors will need to be left open throughout the property.
- We ask that you maintain a safe social distance throughout the appointment.

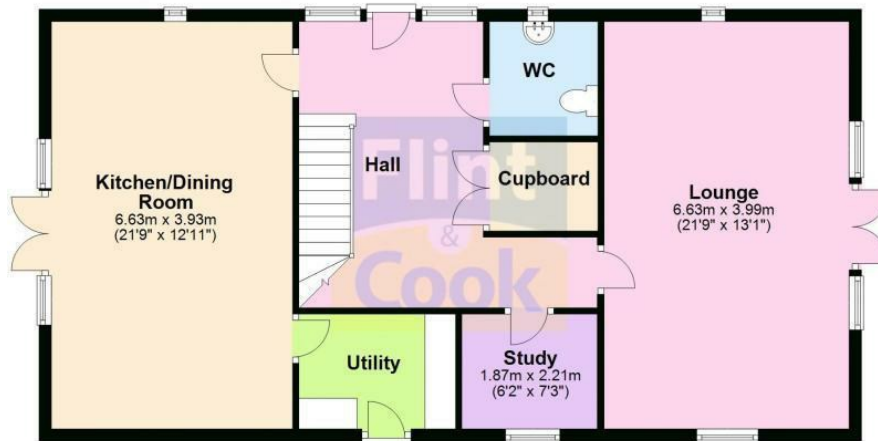
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor
Approx. 86.0 sq. metres (925.5 sq. feet)



First Floor
Approx. 86.0 sq. metres (926.2 sq. feet)



Total area: approx. 172.0 sq. metres (1851.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| 92-100 A | 100 | 92-100 A | |
| 81-91 B | 85 | 81-91 B | |
| 69-80 C | | 69-80 C | |
| 55-68 D | | 55-68 D | |
| 39-54 E | | 39-54 E | |
| 21-38 F | | 21-38 F | |
| 1-20 G | | 1-20 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

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