



106 Ecroyd Park

Credenhill, Hereford, Herefordshire, HR4 7EN

- Three Bedrooms
- Local Amenities Nearby
- EPC Rating D
- Gas Fired Central Heating
- Enclosed Low Maintenance Gardens
- Long Term Let Available Subject To Referencing
- Parking To The Front

£850 PCM



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>

Entrance Hallway

uPVC double door to side. With staircase rising to first floor landing, wood effect laminate flooring and doors off.

Sitting Room

Double uPVC patio doors to rear. Having feature gas fireplace with wood surround, panel radiator, coving and wood effect laminate flooring.

Sun Room

A selection of uPVC double glazed windows and door to side. With tiled flooring.

Kitchen

uPVC double glazed window to front. With base and wall mounted cabinets, under cabinet lighting, stainless steel single

sink, 4 ring gas hob with extractor hood over, a Belling double oven, integrated dishwasher, space and plumbing for washing machine, roll edge worksurfaces, splashback wall tiling, downlighters and tiled flooring.

Dining Area

With space for table and chairs, under stairs storage cupboard, base cabinet, tiled flooring and panel radiator.

Store

With wall mounted shelving, wood effect laminate flooring, trip switch box and coat hooks.

WC

With close coupled WC, wall mounted wash hand basin, heated towel rail and wood effect laminate flooring.

Garage Store

Providing additional storage.

First Floor Landing

With storage cupboard housing boiler, access to loft space and doors off.

Bedroom One

A double room with uPVC double glazed window to rear. Having built in generous double wardrobes, coving and panel radiator.

Bedroom Two

uPVC double glazed window to front. With built in storage, coving and panel radiator.

Study / Bedroom Three

uPVC double glazed window to rear. With wood effect laminate flooring and panel radiator.

Bathroom

uPVC double glazed window to front. With a corner bath unit and shower over with folding splashback glass screen to side, close coupled WC, pedestal wash hand basin, splashback wall tiling, heated towel rail, wall mounted bathroom cabinet and tiled flooring.



Outside

To the front of the property is off road private parking for two vehicles. A side pathway leads to the entrance door and rear garden of the property which is enclosed having a patio area and Astro Turf lawn.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £25,500.

Tenancy Information Portal Link

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

Viewings

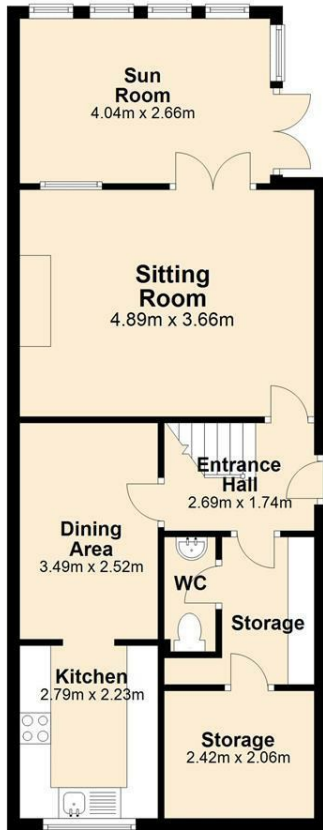
Strictly by appointment. Please contact the agents on 01432 344779.

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

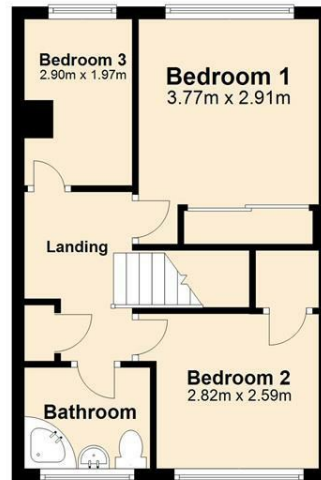




Ground Floor
Approx. 61.3 sq. metres



First Floor
Approx. 34.9 sq. metres



Total area: approx. 96.2 sq. metres

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

106 Ecroyd Park, Credenhill



The UK's number one property website

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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