



72 PENN GROVE ROAD
Hereford HR1 1BT



**72 Penn Grove Road
Hereford
HR1 1BT**



In one of the city's most sought after areas and enjoying fine distant views to the Black Mountains, a well-proportioned and very comfortable family house, set in established and well stocked gardens.

Guide Price £735,000

Situation and Description

The property lies on the northern side of the city in a well-established and highly sought-after residential area. Many facilities are within easy walking distance including schools and colleges, the city hospital and a mainline train station. The city centre also offers a choice of restaurants and cafes, retail shopping, a multiplex cinema and much more.

This attractive house was built in the late 1920's and still retains much of its original character and charm, whilst having been updated and improved in recent years. Ideal as a family house, it offers plenty of living space as well as ample off-road parking and well-stocked gardens to the front and rear. The house also benefits from fitted carpets, gas-fired central heating and double glazing with some of the windows having been replaced this year.

On arrival a front porch leads into a welcoming and spacious reception hall with wooden herringbone floor, wall lights and door to a useful cloakroom. Doors then lead to a comfortable living room, which offers a quieter space away from the main hub of the house and includes a gas fire. A separate and very spacious sitting room has an open fireplace for those colder evenings as well as glazed doors to the front and a large walk-in bay window to the side, which allows natural light to stream in. Double doors then lead through to a big dining/breakfast room again with a dual aspect and large windows allowing plenty of light. Open plan to the kitchen the whole area is ideal for families and includes plenty of fitted cupboards and working surfaces, a range style cooker, space and plumbing for a dishwasher, space for a fridge and single drainer sink. In addition, there are fitted pantry cupboards and glazed doors from both the kitchen and dining room leading out to the rear gardens. The kitchen is then supported by a good-sized laundry/utility room, with built in dresser and airing cupboard, sink, and space and plumbing for a washing machine.

From the main reception hall, a staircase leads up to the first-floor landing with a partly vaulted ceiling with roof light and window to one side, as well as access to a large loft which is partially boarded.

The main bedroom has a dual aspect to the south and west with fine views over the city to the Black Mountains in the distance, as well as two built-in double wardrobes and an ensuite shower and wash basin. There are three further double bedrooms and a smaller single bedroom/study, with most again enjoy lovely distant views over the city. The bedrooms are then supported by a good-sized family bathroom and a separate shower room.

Outside

The house is well situated and set back from the road facing due west. From Penn Grove Road a right of way leads to a large private parking and turning area to the front of the house. The gardens are then well established and enclosed with a central lawn and a variety of trees and shrubs and well stocked borders. A gate and path also lead up from the road and there are patio areas to sit and relax. To the rear the gardens are again well stocked and include a sun terrace, vegetable and soft fruit section, garden store, and a brick and timber greenhouse.

Services and Considerations

Mains electricity, gas water and drainage.

Tenure: Freehold

Council Tax: E / EPC Rating D 63/75

Mobile Phone Coverage (to be confirmed)

Broadband (to be confirmed)

Agents Note Please note there are some historic covenants relating to this property, for further details please contact the agent.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers:

Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Welcoming and spacious entrance hall leading through to sitting room along with a separate living room





Big dining/breakfast room open plan to the kitchen





Main bedroom with ensuite and further bedrooms





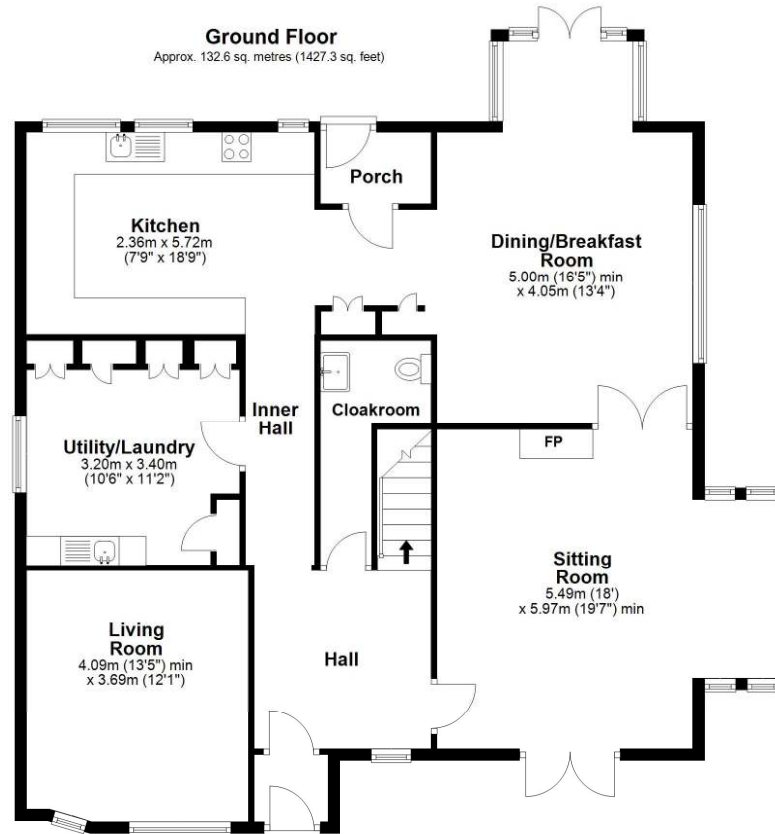
Ensuite to main bedroom and supporting family bathroom



Directions

///heap.waddle.solar

From the city centre take the A465 signposted to Worcester passing along Commercial Road and over the railway bridge. Proceed up Aylestone hill taking the second left hand turning into Penn Grove Road. Continue for about a third of a mile and number 72 will be found on the right-hand side.



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

rightmove



Well established gardens

