



6 PENTLAND GARDENS

Hereford, HR4 0TJ



In a popular and established residential area, a well-designed modern family house with off road parking, garage and attractive gardens.

Guide Price £395,000



Situation and Description

This compact and comfortable family house forms part of a modern residential area on the western side of Hereford. There are a range of services close at hand, including a local convenience shop, a public house and restaurant, bowls club, a large garden centre and café, and regular bus service to and from the city centre.

Built at the end of the 1990's this well-designed house offers very comfortable living space and includes double glazing, all fitted carpets and gas fired central heating, with a new Bosch Greenstar boiler. With five bedrooms, it offers plenty of space for a growing family, or just additional study space when needed. The integral garage provides further enclosed space or could be converted to offer additional living space if required.

On arrival, a recessed porch and front door leads into a reception hall, with cloakroom off. The lounge has a bay window to the front and double doors then lead into the dining room, with doors allowing direct access to the gardens. An adjoining fitted kitchen includes a double Creda oven as well as a hob extractor and sink and is supported by a useful utility space. From here access can be gained to both the rear gardens and the integral garage.



On the first floor there are five bedrooms and a family bathroom, including a master bedroom with en suite shower room. All the bedrooms are double glazed and have fitted carpets. There are wonderful views from the rear bedrooms to the bowling green and hills beyond.

Outside

To the front the property has off road parking which leads to the integral single garage with powered and remote control up and over door. The rear gardens are very attractive and well enclosed by close boarded and larch lap fencing. An attractive summerhouse provides a space to relax and there is a patio and, lawn with well stocked floral borders.

Services and Considerations

Mains electricity, gas, water and drainage are connected.

Tenure freehold

Council Tax: F

EPC Rating C 70/79

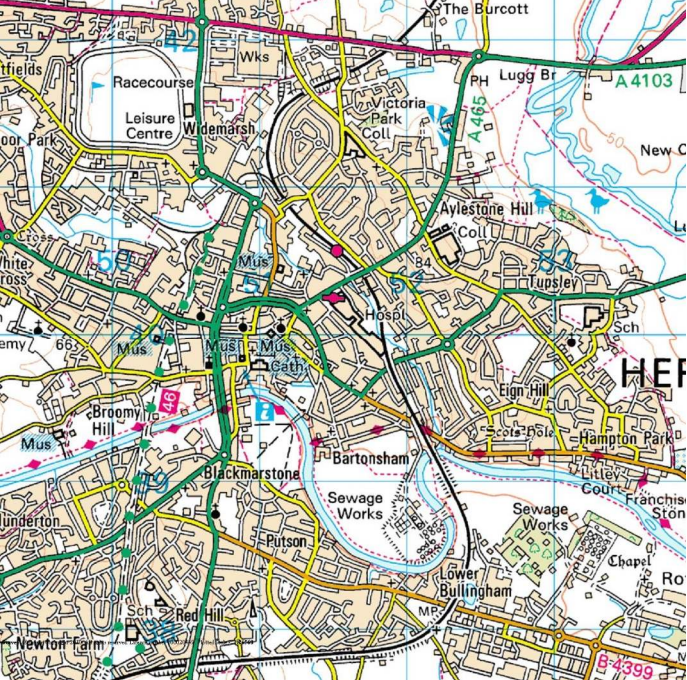
Mobile Phone Coverage 4G/5G

Broadband Fibre



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



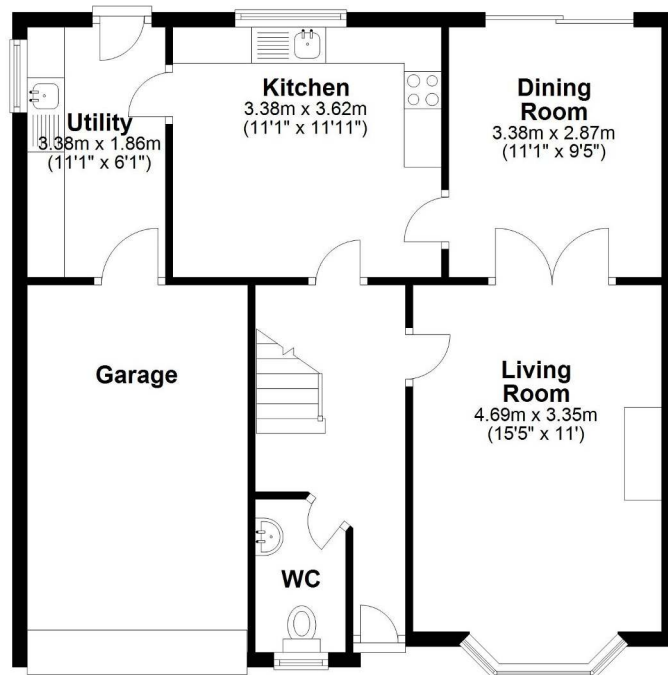
Directions

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From Hereford take the A438 signposted towards Brecon and continue along Whitecross Road to the roundabout. Proceed straight over into Kings Acre Road, passing the shop on the left-hand side, before turning right into Cotswold Drive. Follow the road round to Pentland Gardens and the house will be found on the left.

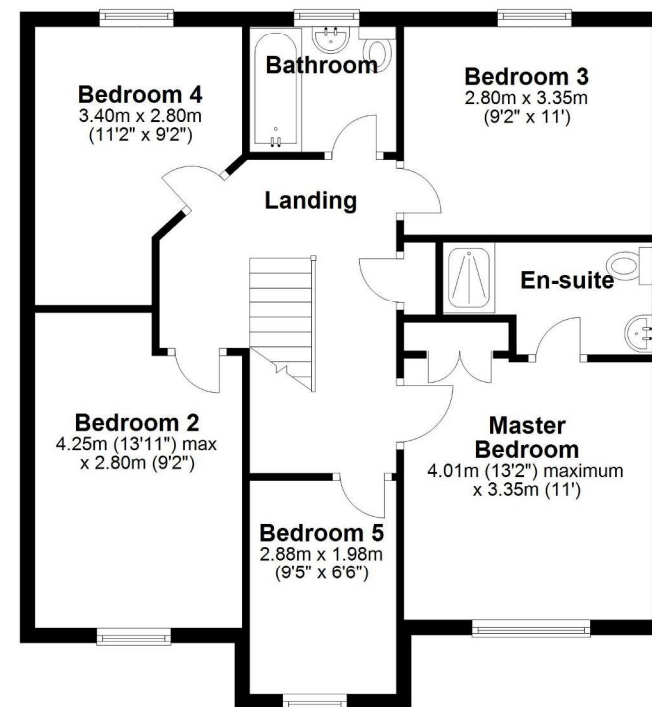
Ground Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



First Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



Total area: approx. 140.4 sq. metres (1511.3 sq. feet)

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

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