

106 Penn Grove Road, Hereford, HR1 1BX
Guide Price £670,000



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Council Tax Band: F

A beautifully presented detached family house, quietly situated in a cul de sac position with extensive car parking and large multi purpose garage/workshop

SITUATION AND DESCRIPTION

The property enjoys an excellent elevated location within a prime residential area of the city. It is approx. 15 mins walk into the City Centre itself, with mainline railway station, range of shopping and leisure facilities, medical facilities, the Old Market shopping, cinema and restaurant complex and the recently open nMite university. It is also conveniently located for the Sixth Form and Hereford Colleges, The Point4 gym and fitness centre offering numerous classes is a short walk away, as are the 47 acres of Aylestone Park.

The property itself is deceptively spacious and beautifully appointed with a recently fitted kitchen with luxurious specification including built in appliances and mood lighting, with a very useful covered Victorian style verandah off, perfect for the unpredictable British weather or airing washing etc. The accommodation features a snug/office, dining hall and large sitting room, with four bedrooms to the first floor, master with ensuite and a family bathroom.

The oversized garage and workshop with space for up to three cars also incorporates a store/wine store and subject to obtaining any necessary planning consents could be converted to provide annexe for elderly/dependent relative or used as a useful letting unit.

The gardens are immaculately maintained and surround the property, which comprises in more details as follows:-

COVERED ENTRANCE PORCH

Oak finished multi locking security entrance door to

HALLWAY

And open plan to

RECEPTION/DINING HALL

With double glazed French doors and laminated flooring.

SITTING ROOM

With laminate flooring and bay window, living flame gas fired stove with mantle, recessed arched display areas, coved ceiling.

DOWNSTAIRS WC

With fitted wash hand basin, cupboards, chromed heated towel rail, extractor

KITCHEN

Beautifully appointed bespoke oak fitted kitchen/breakfast room with quality polished granite work surface spaces with cupboards and drawers, integral units including dish washer, fridge and freezer, wine cooler, carousel sliding pantry cupboard, Belling Range incorporating induction hob, twin oven and grill, extractor, eye level wall cupboards, usb and power points, down lighting, window over looking the beautiful rear gardens, down lighting, concealed lighting, illuminated display cabinet and cupboard with dimmer. Door to outside with large glass Victorian styled awning/veranda.

UTILITY

With cupboards, work surface space, plumbing for automatic washing machine, eye level wall cupboards, Worcester gas fired central heating boiler (fitted 2017) and door to outside.

SNUG/OFFICE

Coved ceiling, window to front elevation

ON THE FIRST FLOOR

Stairway to

LANDING

Large built in linen cupboard, double doors.

MASTER BEDROOM ONE

With coved ceiling, bedroom furniture including wardrobes, mirror fronted wardrobe, drawers, dressing table, again with cupboards, drawers and book shelving.

ENSUITE WETROOM

Fully tiled with thermostatically controlled shower, wash hand basin, tiling, WC, illuminated mirror, feature downlighting, chromed heated towel rail.

DOUBLE BEDROOM TWO

With mirror fronted triple wardrobe, loft access.

BEDROOM THREE

Useful deep over stairs cupboard, access to loft, feature triangular bay window

SINGLE BEDROOM FOUR

With fitted bedroom furniture including wardrobe cupboard with storage space over, book shelves





BATHROOM

With curved bath and shower screen, thermostatically controlled shower, bathroom furniture incorporating cupboards with wash hand basin, contemporary style WC, tiling, built in cupboard and mirror, extractor, chromed heated towel rail

OUTSIDE

Herringbone brick car parking and turning area with parking for at least four cars, outside lighting

Remote controlled roller door to large

OVERSIZE GARAGE

A particularly useful feature and providing a flexible workshop/garage facility with space for at least three car storage. The garage could equally be converted to provide ancillary accommodation for elderly/dependent relative, AirBnB or similar letting room, subject to obtaining any necessary planning consents.

Open plan to extensive and well fitted

WORKSHOP/STUDIO

With florescent lighting, double glazed windows, double glazed personal door.

FURTHER ENCLOSED DARK ROOM/WINE STORAGE

With separate doorway and lighting.

REAR GARDENS

The gardens are principally to the rear with immediately adjoining the house, a delightful glass Victorian styled awning/covered veranda, and terrace with paving, mature lawned garden with further raised seating area to one corner, all enclosed within a high hedge surround with mature trees and shrubs. To the far side, further extensive terraced area with gravelling and pathway, raised floral and shrub border with trellised archway. A further lawned garden area with freestanding custom made and fully insulated shed with a concrete base and additional smaller shed.

These delightful rear gardens really do compliment this already very attractive and quietly situated city property.

SERVICES

The vendor informs us all mains services apply.

LOCAL AUTHORITY

The Hereford Council Tax Band F

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.









Penn Grove Road, Hereford, HR1

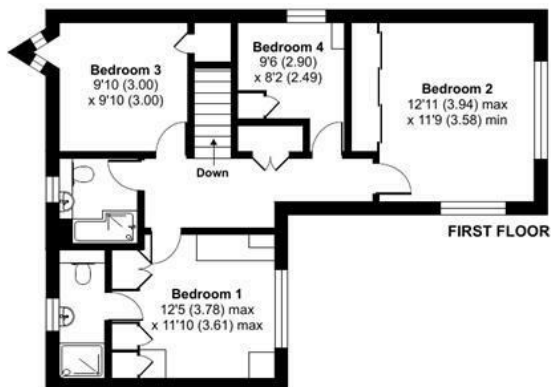
Approximate Area = 1495 sq ft / 138.8 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

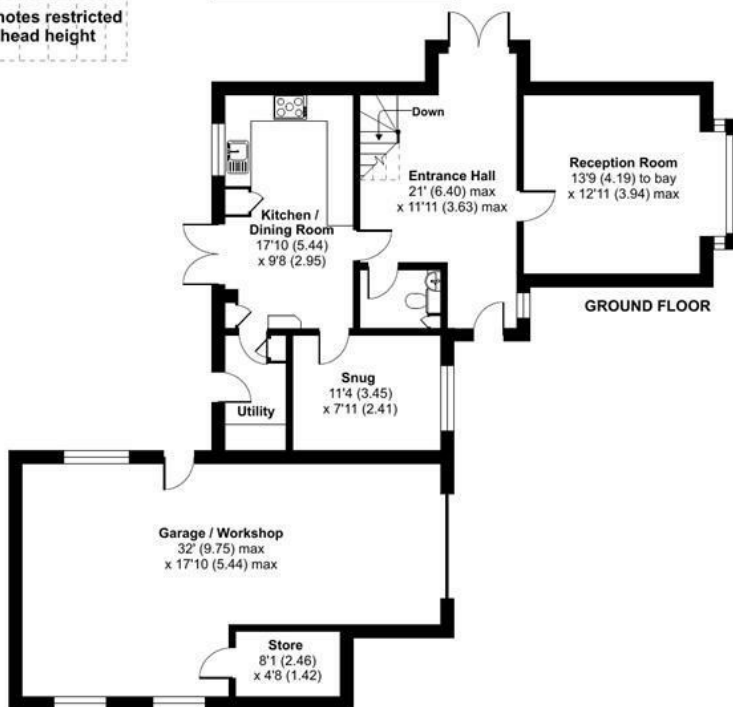
Garage = 528 sq ft / 49.1 sq m

Total = 2027 sq ft / 188.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1197171



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- **VERY POPULAR RESIDENTIAL LOCALITY**
- **IMMACULATLY MAINTAINED AND UPGRADED ACCOMMODATION**
- **ENTRANCE HALL, DINING HALL, SITING ROOM, WC, KITCHEN, UTILITY, SNUG/OFFICE**
- **FOUR BEDROOMS, MASTER WITH ENSUITE AND FAMILY BATHROOM**
- **OVERSIDE GARAGE PROVIDING PARKING FOR AT LEAST THREE VEHICLES PLUS WORKSHOP AND DARK ROOM, SUITABLE FOR CONVERSION SUBJECT TO ANY NECESSARY CONSENTS**
- **PRIVATE MATURE REAR GARDENS, EXTENSIVE OFF ROAD PARKING**
- **PRIMARILY LED LIGHTING THROUGHOUT, RECENTLY FITTED INTERNAL DOORS**
- **NEW HIGH QUALITY UPVC DOUBLE GLAZING WINDOWS & DOORS WITH MULTI LOCK SECURITY FITTED THROUGHOUT**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		75	
(81-91) B			
(69-80) C			
(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	