

for sale

£220,000



Pentwyn Avenue Hereford HR2 7LB

Ideal for first time buyers, families and investors, this three bedroom mid-terraced home offers a blend of comfort and convenience. Located south of the city centre, with easy access in and out of Hereford, this home features wonderful potential, great living space and is well presented throughout.

Pentwyn Avenue Hereford HR2 7LB

Approach

Accessed via the gateway from the footpath along the main road, stone steps down lead you down to a paved area with a storage shed to the side with two double glazed frosted doors giving access to the property.

Entrance Hall

Accessed via a double glazed door with a double glazed window to the front also, the entrance hall further offers a ceiling light point, central heating radiator and space for storage under the stairs.

Lounge

11' 11" x 11' 6" (3.63m x 3.51m)

Offering a peaceful outlook to the front garden via the double glazed window, the lounge further offers a gas fireplace, central heating floor to ceiling radiator and centre ceiling light point.

Kitchen/Diner

13' 11" x 17' 4" (4.24m x 5.28m)

This deceptively large kitchen/diner, perfect for hosting and large family meals offers access to the garden via double glazed French doors and added light via double glazed windows to the rear. With a large gas cooker and stove, and its own dishwasher, the kitchen/diner further benefits from two central heating radiators, and nine spotlights.

Utility Room

6' x 7' 3" (1.83m x 2.21m)

Accessed via the kitchen/diner or the front garden, the utility room offers plumbing for a washing machine, space for a fridge/freezer and a ceiling light point.

Cloakroom

Separate to the family shower room, the family cloakroom boasts its own W.C, a ceiling light point, as well as a frosted double glazed window to the rear.



Study

6' 4" x 6' 11" (1.93m x 2.11m)

double glazed window to the rear, loft hatch

Landing

With a ceiling light point, the landing also offers additional storage space in the form of an airing cupboard. Via the double wooden doors, viewers can see this houses the central heating boiler.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

The main bedroom benefits from a built-in storage cupboard, double glazed window and central heating radiator to the front and a ceiling light point.

Bedroom Two

8' 7" x 11' 10" (2.62m x 3.61m)

Further boasting a fitted storage cupboard and with the main loft access, the second bedroom further benefits from a central heating radiator, double glazed windows to the front and a ceiling light point.

Bedroom Three

7' 5" x 9' 1" (2.26m x 2.77m)

Overlooking the back garden via double glazed windows to the rear, the generously sized, third bedroom offers its very own central heating radiator and ceiling light point.

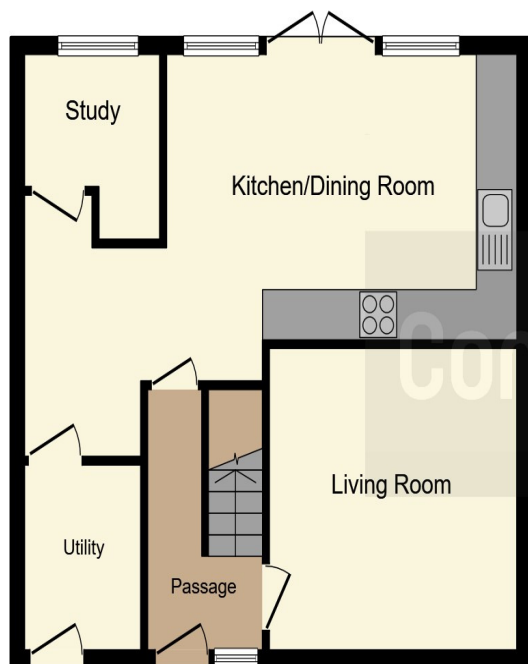
Family Shower Room

The family shower offers a central heating, heated towel rail, wash basin, ceiling light point, shower cubicle, with shower head and a frosted double glazed window to the rear.

Rear Garden

Accessed via the kitchen/diner through the double glazed French doors, this low maintenance, squared off rear garden offers a pebbled area with steps leading up to a large patio area and a large wooden shed.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316000 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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