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### **42 Penn Grove Road, Off Aylestone Hill, Hereford, HR1 1BJ**

*'Situated to the north of Hereford City in a popular residential location, a well presented, two bedroom, semi-detached home with gas central heating, double glazing, off road parking, downstairs shower room and enclosed rear garden'*

**£325,000 (Freehold)**

## 42 Penn Grove Road, Off Aylestone Hill, Hereford, HR1 1BJ

### LOCATION

The property is located in the sought after district of Penn Grove Road which is off Aylestone which has great access to Hereford City Centre and railway station. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a two bedroom semi detached home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance porch, open plan sitting room/dining room, kitchen, downstairs shower room, first floor landing with two bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with front and side aspect double glazed windows, matt-well and glazed door to the sitting room/dining room.

##### Sitting Room/Dining Room

7.11m (23'4) x 4.34m (14'3) (maximum)



##### Sitting Room Area

With front aspect double glazed bay window with window seat, panelled radiator, wood burning stove, internal speaker system, inset spot lights, two wall lights and access to the dining area.



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### Dining Room

With stairs to the first floor, understairs storage cupboard, two wall lights, door to the kitchen and double glazed door giving access to the rear garden.



### Kitchen

6.4m (21'0) x 2.79m (9'2) (maximum - L Shaped Room)

With two side aspect double glazed windows, rear aspect velux sky light, a range of units comprising 1½ bowl ceramic sink with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for washing machine, space for slimline dishwasher, space for fridge freezer, breakfast bar, tiled flooring, inset spotlights, speaker system, underfloor heating, double glazed door giving access to the rear garden and door to the shower room.



### Shower Room

With rear aspect double glazed velux sky light, low flush wc, wash hand basin with tiled splash back, wall mounted gas central heating boiler, shower cubicle with thermostatically controlled shower and partially tiled wall surround, underfloor heating, extractor fan and tiled flooring.

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft storage space with pull down ladder, doors to bedrooms and bathroom.

#### Bedroom 1

4.39m (14'5) (maximum) x 3.48m (11'5)

With two front aspect double glazed windows, panelled radiator, inset spot lights and speaker system.

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### Bedroom 2

3.56m (11'8) x 2.44m (8')

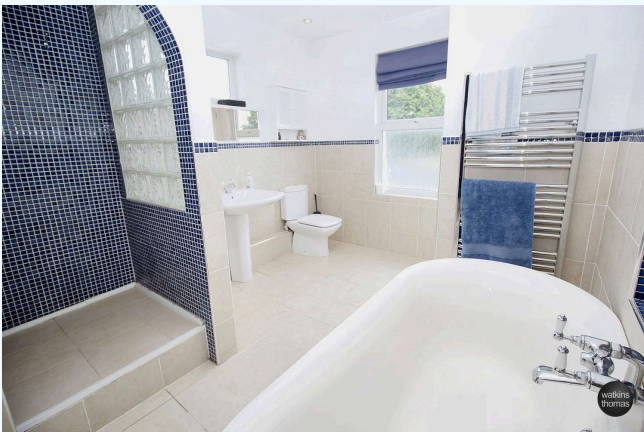
With rear aspect double glazed window and panelled radiator.



### Bathroom

3.53m (11'7) x 2.77m (9'1) (maximum)

With rear and side aspect double glazed windows, roll top bath, low flush wc, pedestal mounted wash hand basin, double shower with thermostatically controlled shower with rainwater shower head over, tiled wall surround with feature glass brick wall, heated towel rail, partially tiled wall surrounds, access hatch to loft space and airing cupboard housing the hot water tank.



### Loft Storage Room

Side aspect double glazed window and laminated flooring. Please note there are no building regulations on this room.



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### OUTSIDE:

To the front of the property is a tarmac driveway. To the side of the property is a storage area (11'7 x 7' maximum narrowing to 5'1) with front aspect double glazed French doors and rear aspect double glazed door to the garden.

To the immediate rear of the property is a patio with outside light and power point leading to a terraced lawned garden with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy. Within the garden there are also plum, pear and apple trees.



### COUNCIL TAX BAND C

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill turning left into Penn Grove Road. Continue along Penn Grove Road and the property is located on the right hand side.

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### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

10th July 2024  
ID38867

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

