



38 Penn Grove Road, Aylestone Hill, Hereford HR1 1BJ



Sunderlands

Residential Rural Commercial



**38 Penn Grove Road
Aylestone Hill
Hereford
HR1 1BJ**

Summary of features

- Large semi detached period house
- Popular City area off Aylestone Hill
- 4 bedrooms, 2 receptions, lovely kitchen/Breakfast
- Beautifully presented ideal for family or retirement.

Offers over : £500,000

Description

A beautifully presented semi-detached period house which stands on this popular road convenient to Hereford centre. The property retains many of its original features including fireplaces, exposed floorboards, bay windows, picture rails etc. all enhanced by quality contemporary fittings particularly to the Kitchen area with Aga oven, quartz worktops along with modern bath and shower rooms. The accommodation is arranged over three floors is well presented having gas central heating, most windows double glazed and having two reception rooms, four bedrooms, bathroom and shower room. There is parking to the front with side access to a rear patio area and manageable gardens.

An internal inspection is highly recommended!

Situation

Penn Grove Road is a mature residential area of the city just off Aylestone Hill in this leafy suburb convenient to Hereford amenities and shopping. The city railway and bus station are nearby as well as Hereford Colleges.

Accommodation in more detail as follows:

Accommodation

Double glazed front door leads to –

Enclosed Porch

With feature stain glass door leads to –

Reception Hall

Having exposed floorboards, stairs to First Floor, display shelf, wood paneling and column radiator.

Sitting Room

A lovely room with double glazed bay window with fitted blinds, fireplace with ornate mantle over with inset solid fuel stove with slate hearth, recessed display shelving and with cupboards under, column radiator, exposed floorboards.

Dining Room

With exposed floorboards, column radiator, opened grate fireplace with decorative surround, side window with fitted blinds.

Cloakroom

With WC, wash hand basin with cupboard under.

Kitchen/Breakfast Room

Again, another feature room with a range of base and eye level units, with Stoves cooking range, quartz worktop with inset sink, fireplace with display shelf over with inset gas fired Aga, oak parquet flooring, double glazed windows. Timber door lead to –

Utility

With plumbing space for washing machine, Worcester Bosch gas central heating boiler, window and door to outside.

Stairs lead from the Reception Hall to the First Floor.

First Floor

Landing

With exposed floor boards, stairs up to Second Floor, double glazed window with blinds, column radiator.

Bedroom One

Being a good size room with bay window to front, fitted blinds, fireplace with raised hearth and ornate mantle surround, exposed floorboards, radiator and feature wood panelled wall.

Bedroom Two

Having fireplace, two windows, wood panelled wall and fitted cupboard.

Bedroom Four

Having exposed floorboards, window to rear, column radiator.

Shower Room

A modern white suite comprising shower cubicle, WC low flush suite, wash hand basin with cupboard under, column radiator and double glazed window.



Stairs lead from the First Floor Landing to -

Second Floor:

Landing

Having fitted cupboard, double glazed window, exposed brick feature wall.

Bathroom

With claw and ball foot bath, WC low flush suite, wash hand basin, column radiator, double glazed Velux.

Bedroom Three

With fitted cupboards, window, column radiator and shelving.

Outside:

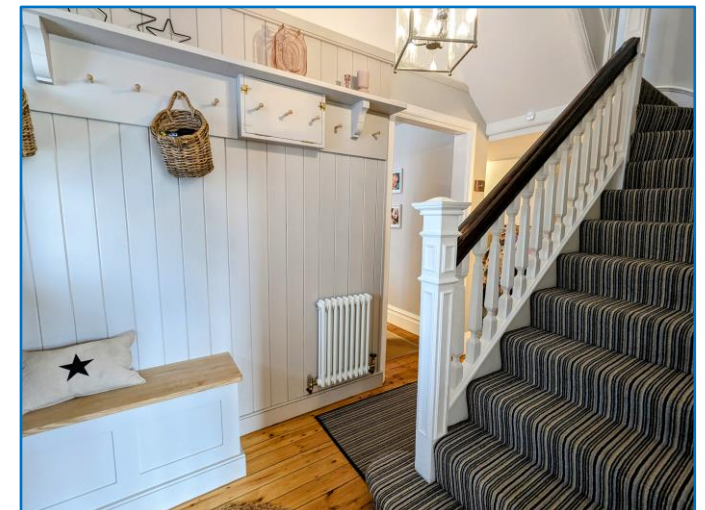
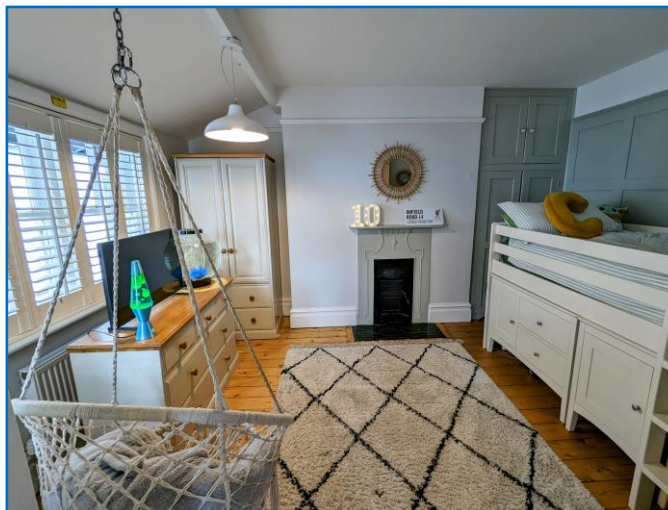
A stone cobbled drive with brick front wall with railings, neat hedge bed. Side access leads to the rear garden with stone paved patio with brick retaining wall with steps up to a lawned garden, enclosed within fencing. There is a shed measuring **2.67 x 2.20 max.** providing storage.

Services:

Mains, electricity, water, drainage and gas connected to the property.

Tenure:

Freehold.





Directions:

Proceed along Commercial Road, over the railway bridge and take the second left turning into Penn Grove Road, follow the bend to the right and left, on the next right bend, the property can be seen on the right hand side as denoted by the Agents 'For Sale' sign.

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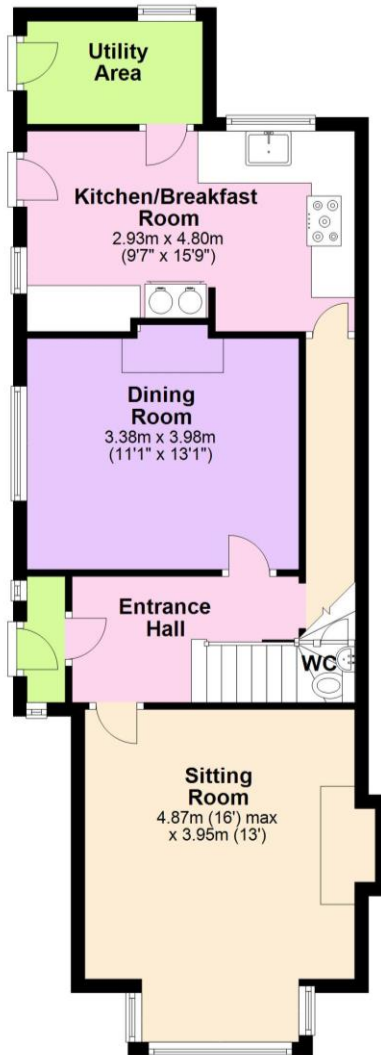
Sunderlands

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Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.