



8 Link Road, Off Penn Grove Road, Hereford, HR1 1BG



**Sunderlands**  
Residential Rural Commercial





# Sunderlands

Residential Rural Commercial

**8 Link Road  
Off Penn Grove Road  
Hereford  
HR1 1BG**

## Summary of Features

- Semi-detached older style house
- Off side street in the Aylestone Hill area
- Double glazed, part gas central heating
- Mature gardens.

**Offers Around £200,000**

A semi-detached house set on a side street in this popular residential area off Aylestone Hill.

The property does require modernisation throughout, but has all the potential to form an appealing home.

The accommodation is arranged over two floors and has double glazing and part gas central heating with 2 Reception Rooms and 3 Bedrooms. To the outside there are gardens to the front and side, with the principal area to the rear.

### **Situation:**

Link Road is set off Penn Grove Road in the Aylestone Hill area of the city. The location is ideal for the city's amenities including Bus and Railway Station, along with Hereford Colleges, supermarket and shopping facilities.

The accommodation in further detail comprises;

### **Canopy Porch**

With front door leading to -

### **Reception Hall**

With stairs up to first floor, double glazed window, radiator, understairs cupboard with double glazed window.

### **Dining Room**

With double glazed bay window to front, fireplace with open grate and tiled surround.

### **Sitting Room**

With fireplace having tiled and timber surround and tiled hearth, radiator, double glazed window to rear.

### **Kitchen**

A basic kitchen with units, stainless single drainer sink unit, double glazed window, radiator. Door to -

### **Rear Porch**

With door to -

### **Outside Cupboard**

With shelving.

From the Reception Hall, stairs lead to -

### **First Floor:**

### **Landing**

With double glazed window, access to loft.

### **Bedroom 1**

Having double glazed window, fitted cupboards, gas central heating boiler with hot water cylinder, radiator.

### **Bedroom 2**

Having double glazed window to front.

### **Bedroom 3**

Having radiator, double glazed window to rear, fitted cupboard.

### **Bathroom**

Comprising bath, wash hand basin, WC low flush suite, radiator and double glazed window.

### **Outside:**

A pedestrian gate leads to a small area of garden to the front enclosed within hedging with side path and garden to the rear. The principal garden area is to the rear and is enclosed within fencing and is laid mainly to lawn. Garden Shed. On road parking.

### **Services:**

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

### **Tenure:**

Freehold.

### **Directions**

Proceed along Commercial Road passing the Railway Station on the left hand side and over the bridge, taking the second turning left into Penn Grove Road. Take the second turning left into Link Road, where the property will be seen part way along on the right hand side as denoted by the Agent's For Sale board.

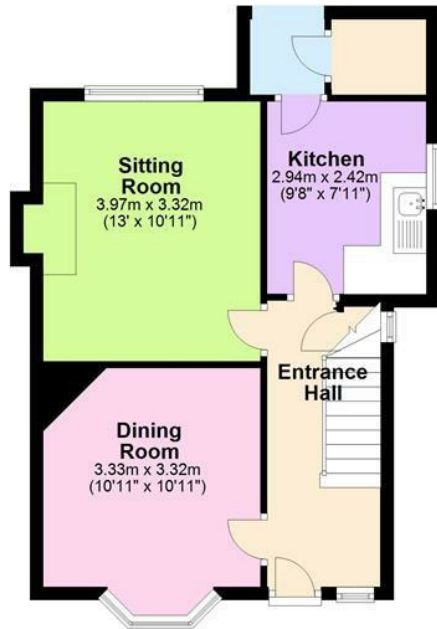




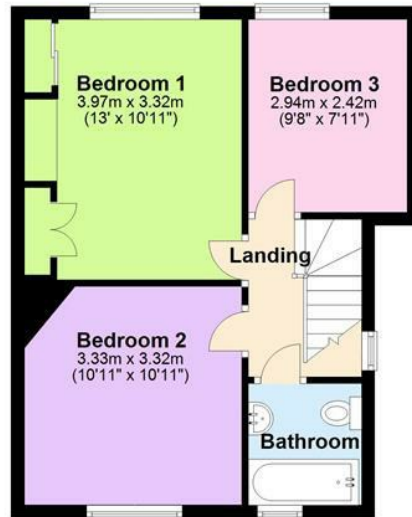




Ground Floor



First Floor



rightmove  
find your happy

Zoopla.co.uk  
Smarter property search



### Sunderlands

#### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

#### Hay-on-Wye Branch

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.