





**Caldicott**  
PROPERTY LETTINGS, MANAGEMENT & SALES

9 Church Crescent, Pembroge

Offers in region of £225,000

Certificate Number : 8100-8315-4829-6527-5583

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8100-8315-4829-6527-5583>

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



## For Sale: 9 Church Crescent, Pembridge, Leominster

Freehold | Two-Bedroom Terraced House | Pembridge Village

A well-presented two-bedroom terraced house set in the heart of the sought-after village of Pembridge, Herefordshire.

The property offers a practical and comfortable layout, comprising a bright lounge, a fitted kitchen/diner with built-in electric oven and gas hob, and a bathroom with shower over the bath.

Upstairs are two well-proportioned bedrooms. The house benefits from gas central heating and an EPC rating of C.

Outside, there are gardens providing pleasant outdoor space, along with allocated parking for two cars, a valuable feature for village living.

Pembridge is a charming and historic village located in the Arrow Valley, positioned on the A44 approximately 6 miles east of Kington and 6.5 miles west of Leominster. Local amenities include Ye Olde Steppes village shop, café and tearoom, the 17th-century New Inn pub in Market Place, and the popular King's House restaurant. The nearby Cider Barn bar and restaurant at Hays Head opens seasonally. The village also has a primary school, with secondary education in the catchment area for Kington Secondary School.

Offered freehold and with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers or investors seeking a straightforward purchase.

### Services and Information

We understand that the property is connected to all mains services: Gas, water and electricity.

Council Tax Band: C (Herefordshire Council).

EPC Rating: C

Tenure: Freehold.

According to Ofcom, ultrafast broadband is available in this area.



9 Church Crescent, Pembridge, Leominster  
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