



40 PENN GROVE ROAD HEREFORD HR1 1BJ

£375,000
FREEHOLD

An impressive semi-detached period property situated about a mile north east of Hereford city. The property has been attractively renovated and is in excellent order throughout, having replacement double glazing, gas central heating and providing spacious, versatile family accommodation extending to almost to around 1,500 square feet with the added benefit of ample off-road parking and an easy to maintain garden.



40 PENN GROVE ROAD

- Substantial semi-detached house
- Exclusive residential area
- 3 double bedrooms, 3 reception rooms
- Immaculately presented
- Ample parking
- Enclosed garden



Property Information

This impressive semi-detached period property is pleasantly located about a mile north east of the cathedral city of Hereford and is particularly well placed for access to Hereford hospitals, railway station/transport centre and Herefordshire's further education colleges (6th Form, art and technical).

The accommodation comprises

Enclosed Entrance Porch

With door through to the

Entrance Hall

With radiator, stairs up to the first floor and doors to both the dining and sitting rooms.

Sitting Room

With bay window to the front with shutter blinds, 2 radiators and original fireplace with surround.

Dining Room

With wood effect flooring, radiator, window to rear and door to the

Living Room

With an open fireplace with surround and tiled hearth, 2 radiators, window with shutter blinds and door to front and double doors to the rear.

Kitchen

Fitted with a range of contemporary style base and wall mounted units with Corian work surfaces and splashbacks, sink with mixer tap and integrated drainer.

Space for a range style cooker and fitted extractor hood, and integrated dishwasher, wall mounted gas fired central heating boiler, extractor fan, 2 windows to the side, under stairs storage cupboard and feature painted brickwork. Door to the

Utility Room

With space and plumbing for a washing machine and tumble dryer, worktop, storage cupboards, wood effect flooring, radiator. Door to the side courtyard and double doors to the rear.

Cloakroom

With WC, wash hand basin with cupboard under.

First Floor Landing

With a built-in airing cupboard, access hatch to the roof space and doors to

Bedroom 1

With radiator, 2 windows to the front with a lovely outlook towards the city. An archway leads into the

Dressing Room

With fitted storage units, concealed feature fireplace, double glazed window - this room would be ideal as an ensuite facility.

Bedroom 2

With radiator and two windows to the front.

Bedroom 3

With a period fireplace, radiator and window to the rear.

Shower Room

Fitted with a large shower cubicle with boarded walls and mains overhead and handheld fittings, WC, wash hand basin with mirror over and cupboard under, ladder style towel rail, wash hand basin with mirror over, ladder style radiator and 2 windows.

Outside

To the front of the property is a cobblestone forecourt with parking for numerous vehicles. The rear garden is enclosed by fencing providing excellent security/dog proofing and has been designed for ease of maintenance with artificial grass. There is a flagstone courtyard/patio and a raised garden area to the rear complete with tap, outside light and garden shed.

Agents' Note

40 Penn Grove Road falls within a residents parking scheme.

Property Services - Bromyard

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'C' - £2,159 for 2025/2026
Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

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Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

40 PENN GROVE ROAD





40 Penn Grove Road, Hereford

EPC Rating: D Hereford Council Tax Band: C



| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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