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### **19 Pentland Gardens, Kings Acre, Hereford, HR4 0TJ**

*'Situated to the north west of Hereford City in the sought after residential location of Kings Acre a 5/6 bedroom detached family home with off road parking, enclosed rear garden, gas central heating and double glazing'*

**£430,000 (Freehold)**

# 19 Pentland Gardens, Kings Acre, Hereford, HR4 0TJ

## LOCATION

The property is situated in the sought after residential location of Kings Acre which is set to the north west of Hereford City. In the area are a range of amenities including a parade of local shops, church and public house and 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 well presented 5/6 bedroom detached family home with the added benefit of an en-suite to the master bedroom, off road parking, enclosed rear garden, gas central heating and double glazing. The accommodation comprises entrance hall, cloakroom, study/bedroom 6, sitting room, kitchen/dining room, utility, first floor landing with access to five bedrooms with en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Recessed Entrance Porch

With front aspect double glazed panelled entrance door leading to the entrance hall.

#### Entrance Hall

With panelled radiator, tiled flooring, stairs to the first floor, understairs storage cupboard, thermostat for central heating, smoke alarm, inset spot lights, door to cloakroom, bedroom 6/study, sitting room and kitchen/diner.

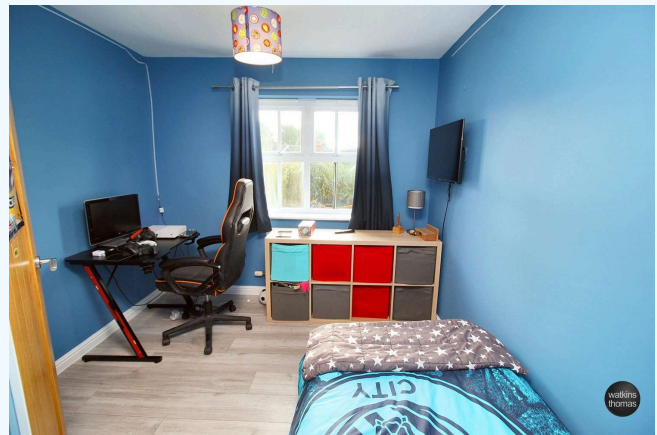
#### Cloakroom

With front aspect double glazed window, low flush wc, vanity wash hand basin, panelled radiator, inset spot lights and tiled flooring.

#### Bedroom 6/Study

2.44m (8'0) (minimum) x 2.79m (9'2)

With front aspect double glazed window, inset spot lights, panelled radiator and laminated flooring.



#### Sitting Room

4.47m (14'8) (plus bay) x 3.38m (11'1)

With front aspect double glazed bay window, panelled radiator, television point, coved ceiling, electric fire with decorative surround and glazed double doors giving access to the kitchen/dining room.

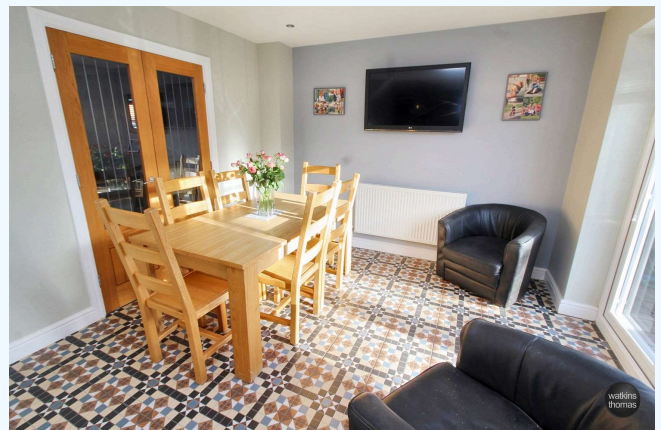
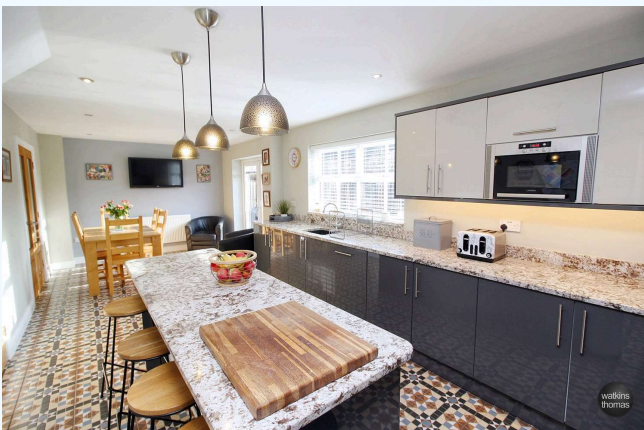


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### Kitchen/Dining Room

8.36m (27'5) x 3.23m (10'7)

With rear aspect double glazed window, a range of units comprising 1½ bowl mixer unit, work surfaces, base units under, wall units, central island with base units under, integrated electric double oven with five ring gas hob and cooker hood over, integrated microwave, integrated dishwasher, inset spot lights, space for table, panelled radiator, tiled flooring, door to utility room and double glazed French doors giving access to the rear garden.



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## Utility Room

2.59m (8'6") x 1.93m (6'4")

With sink drainer unit, work surface, wall and base units, plumbing and space for washing machine, space for under counter fridge, gas central heating boiler, tiled flooring and side aspect double glazed door giving access to the side passageway.

## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, panelled radiator, inset spot lights, storage cupboard and doors to bedrooms and bathroom.

### Bedroom 1

3.51m (11'6") x 2.77m (9'1") (to the wardrobe)

With front aspect double glazed window, built-in wardrobe with sliding mirror doors, panelled radiator and door to en-suite shower room.



### En-Suite Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower with rainwater shower head, vanity wash hand basin, low flush wc, fully tiled wall surround, heated towel rail, extractor fan and tiled flooring.

### Bedroom 2

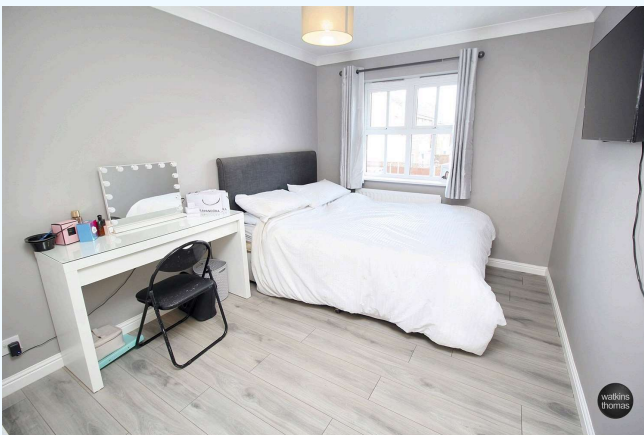
3.78m (12'5") x 2.72m (8'11")

With front aspect double glazed window, laminated flooring, television point, panelled radiator, built-in double wardrobe and coved ceiling.

### Bedroom 3

3.45m (11'4") x 2.82m (9'3") (maximum)

With rear aspect double glazed window, coved ceiling and panelled radiator.



### Bedroom 4

3.38m (11'1") (maximum) x 2.72m (8'11") (maximum - L-shaped room)

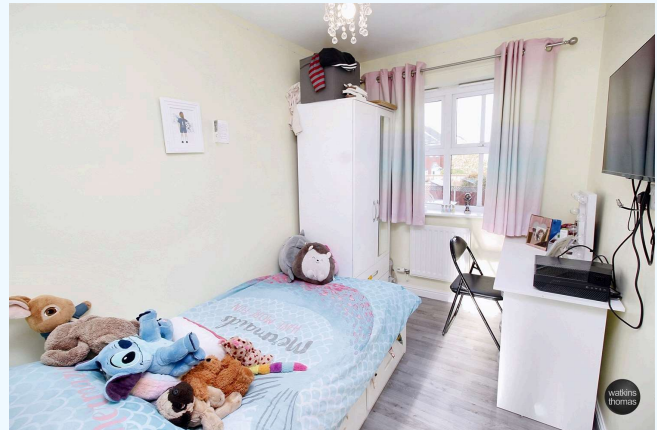
With rear aspect double glazed window, panelled radiator and laminated flooring.

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### Bedroom 5

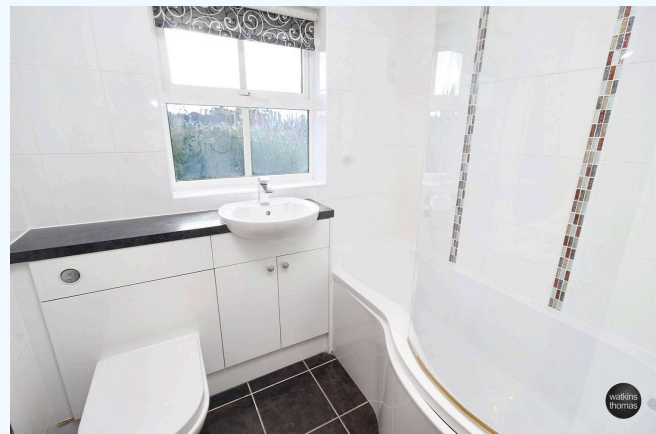
2.92m (9'7") x 2.01m (6'7")

With front aspect double glazed window, panelled radiator and laminated flooring.



### Bathroom

With rear aspect double glazed window, panel enclosed P-shaped bath with electric shower over, low flush wc, vanity wash hand basin, fully tiled wall surround, extractor fan, heated towel rail, inset spot lights and tiled flooring.



### OUTSIDE:

To the front of the property is a block paved parking area with side gate giving access to the rear garden. To the rear is a large patio area leading to the main garden which is laid to lawn. Outside tap, power and lighting. To the side of the property is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.

### COUNCIL TAX BAND F

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 Whitecross Road and on reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road and turn right into Cotswold Drive. Continue along Cotswold Drive and turn right into Pentland Gardens where the property is located on the right hand side.

### 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).

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8th October 2024  
ID39363

## 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	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.

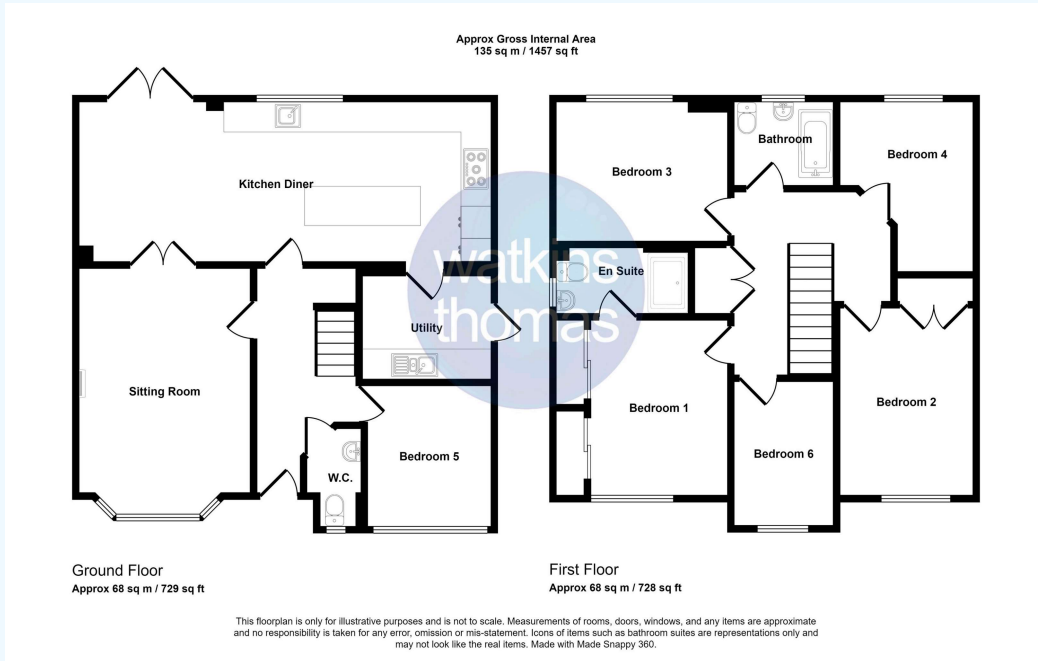
For properties in England and Wales:

- 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.



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