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Penvic, Roman Road, Hereford, HR4 9QP

A detached period bungalow of good proportions and offering centrally heated and double glazed three bedroom accommodation, together with attic room, front and rear gardens, driveway and space for garage.

£350,000 (Freehold)

Penvic, Roman Road, Hereford, HR4 9QP

DESCRIPTION

Penvic lies on the north side of Roman Road about one and a half miles north of central Hereford. Facilities and amenities in the locality include a supermarket, city bus service and doctor's surgery. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

LOCATION

Penvic is a detached bungalow residence which was built in the 1930's and has a traditional style with some upgrading works having been implemented. The property now offers central entrance hall, off which there are three bedrooms, one of which has a stairway to the attic room and there is also a sitting room, shower/wet room and a kitchen which opens to a breakfast/dining area. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

.94m (3'1) x .61m (2')

Approached through a pair of double glazed doors, quarry tiled floor and with a double glazed door to the;

Reception Hall

7.52m (24'8) x 1.22m (4')

With picture rail wall light points and doors to;

Sitting Room

3.35m (11') x 3.66m (12') (14' 5 into bay)

With a double glazed bay window to the front, picture rail and radiator.



Kitchen/Dining Room

4.95m (16'3) x 3.96m (13') (maximum)

With quarry tiled floor, double glazed windows to three aspects, double glazed door to outside and within the kitchen area there are fitted base cupboards and drawer units with working surface over, tiled surrounds and eye level cabinets. One and a half bowl sink unit with a drainer and mixer tap, recess with plumbing for washing machine, electric hob and double eye level electric oven. Radiator, part timber clad walls and with a door to a pantry cupboard with fitted shelves with cabinet over.



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Bedroom 1

3.35m (11') x 3.45m (11'4) (widening to 13' 5)

With a double glazed bay window to the front, picture rail and radiator.



Bedroom 2

3.53m (11'7) x 3.35m (11')

With a double glazed window overlooking the rear garden. Picture rail and feature cast fire surround. Radiator.



Bedroom 3

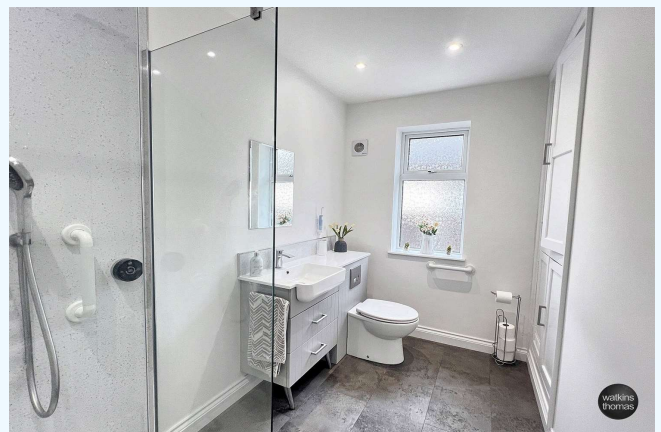
3.38m (11'1) x 2.31m (7'7) (10' 7 maximum including stairwell to first floor)

Double glazed window to the side, radiator and under stair storage cupboards with shelves.

Shower Room

1.63m (5'4) x 3.3m (10'10)

With white suite comprising walk in shower cubicle with a thermostatically controlled shower unit, vanity wash basin with mixer tap and cupboards below, together with WC. Double glazed window, radiator, wall mounted electric heater and doors to boiler cupboard with a wall mounted modern gas fired boiler which provides central heating and domestic hot water.



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ON THE FIRST FLOOR:

Landing

With velux roof light and having doors to;

Attic Room/Studio

3.91m (12'10") x 3.3m (10'10") (plus bay recess)

With a double glazed window, wood laminate flooring, radiator and low level under stair store cupboard.



Separate WC

2.41m (7'11") x 1.88m (6'2")

With low level WC, wash basin with mixer tap, radiator, wood laminate flooring and door to an eaves storage cupboard. Extractor vent.



OUTSIDE:

The property is set back from the road and at the front there is a double width tarmac driveway providing a parking space and the driveway continues to the GARAGE which is set to the rear of the residence. The garage is approximately 8' 10" wide by 18' long with a pair of doors to the front.

Garden

At the front of the property there is a lawned garden area behind a low evergreen hedge and a meandering pathway leads to the front door. The pathway on one side is flanked by a border of stones. At the rear of the residence, there is a paved patio area with apple tree and a paved pathway runs to the second lawned garden area which borders a field. The property also has an outside WC and wash basin.



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COUNCIL TAX BAND D

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

From central Hereford, proceed along Edgar Street and take the left hand turn into Newtown Road. Continue over Newtown Road and then take the second exit into Holmer Road. Proceed to the outskirts of the city. At the roundabout, take the first exit into Roman Road, pass over the traffic lights and Penvic will be identified on the right hand side just before the left hand turn into Kempton Avenue.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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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.

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.

