

FOR
SALE



12 Pennyplock, Madley, Hereford HR2 9LW

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

We have situated in this popular village location, a 3 bedroom mid terraced house offering ideal first time buyer/small family accommodation. The property has the added benefit of 3 bedrooms, front and rear gardens, gas central heating, double glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *3 bedrooms*
- *Mid terraced house*
- *Front and rear gardens*
- *Double glazing*
- *Gas central heating*
- *Ideal first time buyer/small family accommodation*
- *Popular village location*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance hallway

Laminate flooring, radiator, useful understairs storage space with carpeted stairs leading up, door leading into the kitchen/dining room.

Kitchen/Dining area

Fitted base units, ample work surface space, stainless steel sink and drainer unit, integrated fridge freezer, integrated electric oven, electric hob and extractor over, under counter space for washing machine, radiator, 2 double glazed windows to the front aspect, 2 ceiling light points and tiled floor.

Living room

Laminate flooring, radiator, picture rail, coving, double glazed window and double glazed French doors leading out to the rear garden, feature fire place.

First floor landing

Fitted carpet, loft hatch, radiator, airing cupboard with hot water cylinder and boiler, door leading to Bedroom 1.

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear aspect, 2 triple built in wardrobes

Bedroom 2

Fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 3

Fitted carpet, radiator and double glazed window to the front aspect

Bathroom

3 piece suite comprising panel bath, mains fitment, rainfall showerhead over, tiled surround, pedestal wash hand basin with tiled splash back, low flush WC, vinyl flooring, heated towel rail, ceiling light point and opaque double glazed window.

Outside

To the front, the front garden is mainly laid to lawn with a stone border and paved pathway leading to the front door, there is also a store cupboard to the left hand side of the front door. A short walk, there is also access to the communal parking.

To the rear, a large, decked area leading to a larger area of lawn, a large wooden storage shed sat on a concrete base, there is a rear access gate leading into the newly refurbished village park.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1792.49. Water and drainage rates are payable.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355 455.

Directions

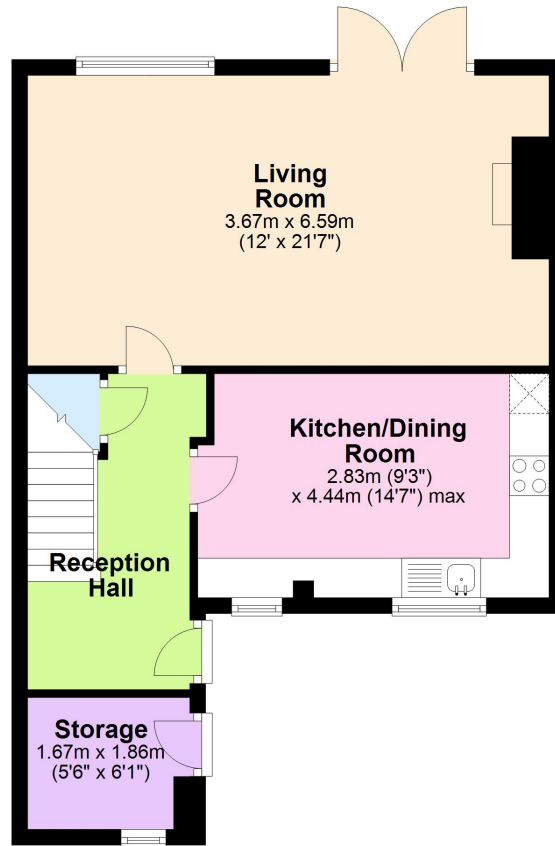
Proceed south out of Hereford over Greyfriars bridge, towards Asda roundabout, taking the 2nd exit onto Belmont road, continue on Belmont road, to the Tesco roundabout, taking the 2nd exit onto the Abergavenny road, taking the right hand turning signposted for Kingston and Madley, continue along this road, heading into the village of Madley, taking the left hand turning, past the shop and the Church, then taking the right hand turning onto Pennylock, continue along this road, taking the left hand turn, after approximately 100 yards into the communal parking and the property is situated in front of you as indicated by the Agents, for sale board.

Money laundering regulations

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

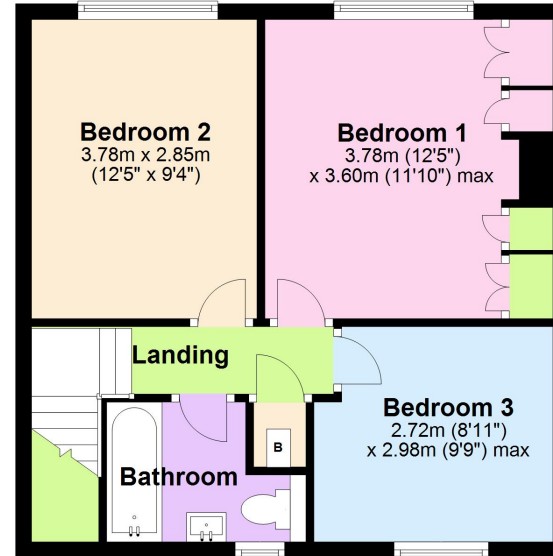
Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

12 Pennyplock, Madley, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			