

FOR  
SALE



3 Pentaloe Close, Mordiford, Hereford HR1 4LS

£375,000 - Freehold

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## PROPERTY SUMMARY

This attractive detached bungalow is pleasantly located on the edge of an exclusive development within the highly favoured village of Mordiford about 4 miles from the cathedral city of Hereford.

Within the village there is a public house, church and a primary school and the property is within the catchment area for Bishop's Secondary school. Further amenities are available in nearby Fownhope where there is a doctor's surgery, shop/post office, butchers, sports playing field and an exclusive health and leisure club (Wye Leisure).

The bungalow was constructed in the 1960s and has been extended to the rear, it benefits from replacement double glazing, in recent years the property has been re-wired and a gas central heating system installed, off road parking, garage and gardens and is ideal for both retirement or family purposes.

## POINTS OF INTEREST

- *Excellent detached bungalow*
- *Popular village location*
- *3 Bedrooms*
- *Central heating, double glazing*
- *Garage, parking & lovely garden*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Entrance Porch

With tiled floor and door leading into the

### Hall

With radiator, access hatch to the roof space, central heating thermostat, cupboard housing the gas fired central heating boiler.

### Lounge

With log effect gas fire and surround, radiator and window to the front. Double glazed doors to the

### Dining Room

With radiator, window, patio doors to the rear and door into the

### Extended Kitchen/Breakfast Room

Fitted with a range of white gloss style wall and base units with work surfaces and tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, built in electric double oven, 4 ring hob, space and plumbing for a dish washer and washing machine and space for tumble drier, tiled floor, radiator, broom cupboard (housing the electric fuse board), storage cupboard, 2 windows, door to the rear garden and connecting door to the entrance hall.

### Bedroom 1

With a built in storage cupboard, fitted wardrobes, drawers, radiator, window to the side.

### Bedroom 2

With fitted bedroom furniture - wardrobes, chest of drawers and dressing table, window to the rear.

### Bedroom 3

With recessed shelving, radiator, window to the side.

### Shower Room

With tiled floor, wash hand basin, WC, extractor fan, large shower cubicle with mains fitment and tiled surround, ladder style towel rail/radiator, a further radiator and window.

### Outside

The property is approached via a brick paved driveway which leads to the

### Garage

With metal up and over door, light, power, smoke alarm and door to the garden. Adjoining the garage is a store cupboard.

There is a raised front garden mainly laid to lawn with a retaining wall and shrub borders.

There is side access via a gate to the pretty rear garden which is enclosed by fencing and which has a large flagstone patio, lawn, rockery, flower beds, ornamental trees, green house, outside water tap.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings

Council tax band E - £2,977.39 payable for 2025/2026  
Water and drainage rates are payable.

### Directions

From Hereford proceed towards Ledbury on the A438 and then just past Hereford Fire Station turn right onto the B4224 to Fownhope. Continue through Hampton Bishop crossing over the river bridge into Mordiford and then, at The Moon Inn, turn left signposted Haugh Wood and Woolhope, the property is located on the left hand side after approximately 1/2 a mile.

### What3Words

///footballers.fear.venturing

### Viewings

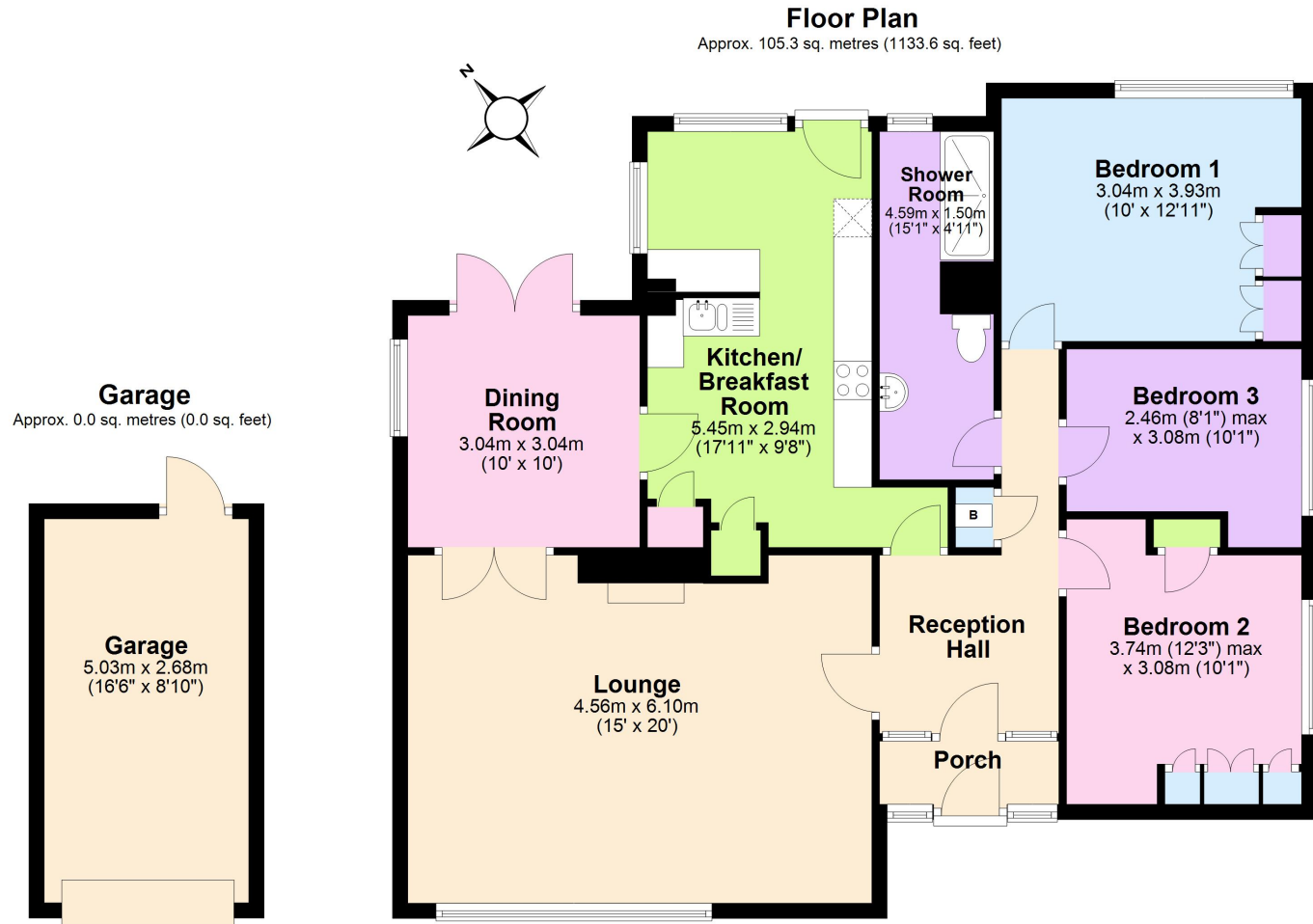
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

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

### Money Laundering Regulations

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



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)  
**3 Pentaloe Close, Mordiford, Hereford**

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			84
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E		70	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	