

FOR  
SALE



3 Pencroft Road, Hereford HR2 7PJ

£195,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated south of Hereford city a three bedroom mid terrace property offering ideal first time buyer accommodation and being sold with the added benefit of no onward chain. The property benefits from gas central heating, double glazing, front and rear gardens and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Terraced house*
- *3 Bedrooms*
- *No onward chain*
- *Gas central heating & double glazing*
- *Must be viewed*
- *Ideal first time buyer accommodation*



## ROOM DESCRIPTIONS

### Canopy Entrance Porch

With door leading into the

### Entrance Hall

With fitted carpet, carpeted stairs leading up, radiator, ceiling light point, useful under stairs storage cupboard and doors into

### Lounge/Dining Room

With fitted carpet, two radiators, double glazed window and door leading out to the rear, ceiling light point, wall light and coal effect living flame fireplace.

### Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl stainless sink and drainer with tiled splash back, space for washing machine, free standing cooker with electric oven and gas hob, under counter space for a fridge or freezer, radiator, ceiling light point, double glazed window to the front aspect and double glazed door out to the front and door leading into the

### Utility Area

With two fitted wall units, work surfaces with under counter space, fuse box, wall mounted gas central heating boiler, useful pantry cupboard with fitted shelving, ceiling light point, vinyl flooring, double glazed door out to the rear.

### First Floor Landing

With fitted carpet, ceiling light point, gas central heating thermostat, loft hatch and double glazed window to the front aspect and doors leading into

### Bedroom 1

With fitted carpet, radiator, ceiling light point, double glazed window overlooking the rear garden and two useful built in storage cupboards, one with hanging rail and shelving and the other housing the hot water cylinder and fitted wooden shelving.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect and built in cupboard with hanging rail and fitted wooden shelving.

### Bedroom 3

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect

### Shower Room

With a fitted corner shower cubicle with electric shower over, glass opening door and panelled surround, pedestal wash hand basin, low flush WC, part tiled/part panelled surround, vinyl flooring, ceiling light point and double glazed window to the front aspect.

### Outside

To the front a low maintenance garden mostly laid to patio with a concrete pathway leading from an iron gate to the front door, the garden is enclosed by brick walling and fencing.

To the rear there is a concrete patio area with a good sized storage shed and concrete pathways leading to two areas both laid to lawn and bordered with an array of plants and shrubs. The rear garden is enclosed by brick walling and fencing and is south facing making it an ideal suntrap.

### Services

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

### Outgoings

Council tax band B - £1,794.59 payable for 2024/2025  
Water and drainage rates are payable.

### Directions

Proceed south out of Hereford over Greyfriars bridge onto the A49 Ross Road continue over the traffic lights at Broadleys and take the first right hand turning signposted for Pencroft Road and the property is located a short distance down on the left hand side.

### 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

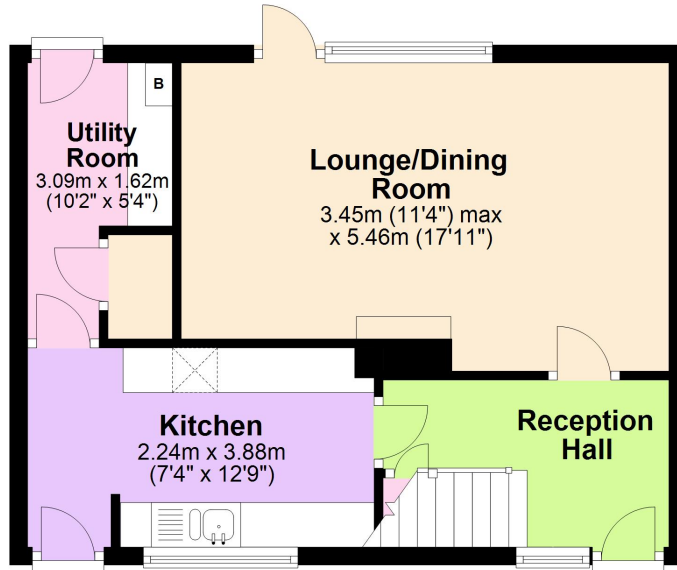
### Money Laundering Regulations

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



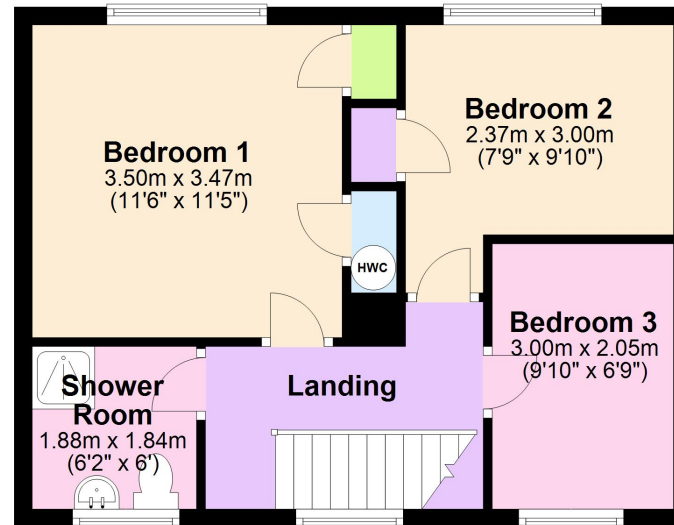
### Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)

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

### 3 Pencroft Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>65</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		