

Tel: 01432 267213

FOR SALE

PENVIC  
**ROMAN ROAD**  
**HEREFORDSHIRE**



A 3 OR 4 BEDROOMED BUNGALOW WITH FRONT AND REAR GARDENS, DETACHED GARAGE. A VERSATILE BUNGALOW WITH ACCOMMODATION AT FIRST FLOOR LEVEL. ACCOMMODATION : HALL, BEDROOM, WALK THROUGH BEDROOM / STUDY, LARGE KITCHEN / BREAKFAST ROOM, BEDROOM, BATHROOM, LIVING ROOM. FIRST FLOOR : 2 BEDROOMS OUTSIDE : FRONT & REAR GARDENS, GARAGE, OFF ROAD PARKING. BACKS ONTO OPEN FIELDS. ON THE NORTH SIDE OF THE CITY CLOSE TO THE RACECOURSE, EASY ACCESS ONTO WORCESTER & LEOMINSTER ROADS - NO ONWARD CHAIN

**DRAFT DETAILS : PENVIC, ROMAN ROAD, HEREFORD CITY**

&NBSP;

**DESCRIPTION**

A 3 OR 4 BEDROOMED MODERN DORMER BUNGALOW ON THE NORTH SIDE OF

HEREFORD. THE BUNGALOW OFFERS VERSATILE AND FLEXIBLE ACCOMMODATION.  
MORE RECENTLY TWO BEDROOMS HAVE BEEN CREATED ON THE FIRST FLOOR.

&NBSP;

AT THE FRONT OF THE BUNGALOW THERE IS A LAWNED AREA AND TO THE SIDE OF  
THE PROPERTY THERE IS GARAGE. AT THE REAR THERE IS A DECENT SIZED LAWNED  
GARDEN WITH PLANTS & SHRUBS.

&NBSP;

### **SITUATION**

PENVIC IS LOCATED ON THE ROMAN ROAD, CLOSE TO THE RACECOURSE AND WITHIN  
WALKING DISTANCE OF LOCAL SHOPS.

&NBSP;

HEREFORD CITY CENTRE IS ABOUT 1 MILE AWAY WITH ITS RECREATIONAL AND  
SHOPPING FACILITIES.

&NBSP;

THERE IS EASY ACCESS TO BOTH THE A49 TO LEOMINSTER AND A4103 WORCESTER  
ROAD.

&NBSP;

### **DIRECTIONS**

FROM HEREFORD CITY CENTRE, PROCEED NORTH ON THE A49 PAST THE LEISURE  
CENTRE. AT THE STARTING GATE ROUNDABOUT TURN LEFT ONTO THE ROMAN ROAD.  
CONTINUE ON THIS ROAD AND AFTER ABOUT  $\frac{1}{4}$  OF A MILE THE BUNGALOW  
IS LOCATED ON THE RIGHT HAND SIDE AS DENOTED BY THE 'FOR  
SALE' BOARD.

&NBSP;

### **ACCOMMODATION**

&NBSP;

ENTRANCE DOOR INTO:-

&NBSP;

PORCH 1.2M X 0.62M

TILED FLOOR, DOUBLE GLAZED UPVC DOOR, PENDANT LIGHT

&NBSP;

HALL 7.58M X 1.19M

TIMBER FLOORBOARDS, PENDANT LIGHT, SMOKE ALARM, PICTURE RAIL.

&NBSP;

STUDY / WALK THROUGH BEDROOM 2.3M X 3.34M

BUILT IN STORAGE CUPBOARDS, LARGE SINGLE PANELLED RADIATOR, CLOSE  
CARPETED, DOUBLE GLAZED WINDOWS, PICTURE RAIL, PENDANT LIGHT.

&NBSP;

BEDROOM 4.51M X 3.37M

PENDANT LIGHT, DOUBLE GLAZED WINDOWS, BAY WINDOW, DOUBLE GLAZED  
WINDOWS.

&NBSP;

LIVING ROOM 3.35M X 4.78M

DOUBLE PANELLED RADIATOR, PENDANT LIGHT, TIMBER FLOORBOARDS, GAS FIRE  
WITH TILED SURROUND, PICTURE RAIL, BAY WINDOW.

&NBSP;

SHOWER ROOM 1.64M X 3.34M

SHOWER CUBICLE WITH MIRA SPORT ZEST SHOWER, STORAGE CUPBOARDS, LOW LEVEL WC, PEDESTAL WASH HAND BASIN, SINGLE PANELLED RADIATOR, WORCESTER CENTRAL HEATING BOILER, OBSCURE GLAZED WINDOW.

&NBSP;

DINING ROOM 3.35M X 3.50M

A PLEASANT ROOM WITH VIEW OVER REAR GARDEN & FIELDS. DOUBLE GLAZED WINDOWS, PINE FLOORBOARDS. FEATURE FIREPLACE WITH MANTELPIECE. PENDANT LIGHT, PICTURE RAIL.

&NBSP;

KITCHEN / BREAKFAST ROOM&NBSP; 3.93M X 2.23M + 2.73M X 3.47M

TILED FLOOR, PENDANT LIGHT AND STRIP LIGHTS, NEFF DOUBLE OVEN, NEFF ELECTRIC HOB, EYE LEVEL AND BASE UNITS, STAINLESS STEEL SINK WITH DRAINER, LARGE SINGLE PANELLED RADIATOR WITH THERMOSTATIC VALVE, PANTRY STORAGE CUPBARD. OBSCURE GLAZED DOOR TO OUTSIDE.

&NBSP;

WC

LOW LEVEL WC & WASH HAND BASIN

&NBSP;

### **FIRST FLOOR**

&NBSP;

LANDING 0.88M X 1.04M

CLOSE CARPETED, VELUX WINDOW.

&NBSP;

BEDROOM&NBSP;&NBSP; 6.03M (MAX) X 1.89M

SLOPING CEILING, DOUBLE GLAZED WINDOWS, DOUBLE PANELLED RADIATOR WITH THERMOSTATIC VALVE, LAMINATE OAK FLOORING, PENDANT LIGHT, UNDEREAVES STORAGE.

&NBSP;

BEDROOM&NBSP; 5.02M X 1.88M

LAMINATE OAK FLOORING, DOUBLE GLAZED WINDOWS, DOUBLE PANELLED RADIATOR WITH THERMOSTATIC VALVE, PENDANT LIGHT, SMALL ROOF VOID AND UNDEREAVES STORAGE.

&NBSP;

### **OUTSIDE**

&NBSP;

TO THE FRONT OF THE PROPERTY THERE IS AN AREA OF LAWN, AT THE REAR THERE IS A DECENT SIZED REAR GARDEN LAID TO LAWN WITH SMALL POND, BORDER PLANTS AND SHRUBS THERE IS A SUMMER HOUSE. TARMACADAM DRIVEWAY WITH DOUBLE ENTRANCE GATES.

&NBSP;

### **SERVICES**

MAINS ELECTRICITY, WATER, DRAINAGE. MAINS GAS FIRED CENTRAL HEATING.

&NBSP;

**COUNCIL TAX**

HEREFORDSHIRE COUNCIL 01432 260000

&NBSP;

**EPC & FLOORPLAN** &NDASH; SEE ATTACHED / WEBSITE

&NBSP;

**VIEWING**

VIEWINGS ARE STRICTLY BY APPOINTMENT THROUGH ARKWRIGHT OWENS  
CHARTERED SURVEYORS, ACTING AS SOLE AGENTS WITH SOLE SELLING RIGHTS-  
&NBSP; TELEPHONE&NBSP; (01432) 267213 OR JULIAN OWENS (07855) 744821

&NBSP;

**AGENTS NOTE**

ARKWRIGHT OWENS HAS NOT TESTED APPARATUS, EQUIPMENT, FITTINGS, OR  
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IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. THE  
PHOTOGRAPH MAY HAVE BEEN TAKEN WITH THE USE OF A WIDE-ANGLE OR ZOOM  
LENS. ALL ROOM SIZES ARE APPROXIMATE AND IF MEASURED INTO A RECESS THEN  
THIS IS INDICATED. THE PROPERTY IS SOLD IN THE AFOREGOING PARTICULARS. ANY  
ITEM NOT MENTIONED HEREIN IS SPECIFICALLY EXCLUDED. MAY 2014.

**ACCOMMODATION:** 3 BEDROOMS, 3 RECEPTIONS,

**GUIDE PRICE** £295,000

PENVIC , ROMAN ROAD , HEREFORDSHIRE , HR4 9QP

## **DRAFT DETAILS : PENVIC, ROMAN ROAD, HEREFORD CITY**

### **DESCRIPTION**

A 3 or 4 bedroomed modern dormer bungalow on the North side of Hereford. The bungalow offers versatile and flexible accommodation. More recently two bedrooms have been created on the first floor.

At the front of the bungalow there is a lawned area and to the side of the property there is garage. At the rear there is a decent sized lawned garden with plants & shrubs.

### **SITUATION**

Penvic is located on the Roman Road, close to the Racecourse and within walking distance of local shops.

Hereford City centre is about 1 mile away with its recreational and shopping facilities.

There is easy access to both the A49 to Leominster and A4103 Worcester Road.

### **DIRECTIONS**

From Hereford City centre, proceed north on the A49 past the Leisure Centre. At the Starting Gate roundabout turn left onto the Roman Road. Continue on this road and after about  $\frac{1}{4}$  of a mile the bungalow is located on the right hand side as denoted by the 'For Sale' board.

### **ACCOMMODATION**

Entrance door into:-

PORCH 1.2m x 0.62m

Tiled floor, double glazed UPVC door, pendant light

HALL 7.58m x 1.19m

Timber floorboards, pendant light, smoke alarm, picture rail.

STUDY / WALK THROUGH BEDROOM 2.3m x 3.34m

Built in storage cupboards, large single panelled radiator, close carpeted, double glazed windows, picture rail, pendant light.

BEDROOM 4.51m x 3.37m

Pendant light, double glazed windows, Bay window, double glazed windows.

LIVING ROOM 3.35m x 4.78m

Double panelled radiator, pendant light, timber floorboards, gas fire with tiled surround, picture

rail, Bay window.

#### SHOWER ROOM 1.64m x 3.34m

Shower cubicle with Mira Sport Zest Shower, storage cupboards, Low level WC, pedestal wash hand basin, single panelled radiator, Worcester central heating boiler, obscure glazed window.

#### DINING ROOM 3.35m x 3.50m

A pleasant room with view over rear garden & fields. Double glazed windows, pine floorboards. Feature fireplace with mantelpiece. Pendant light, picture rail.

#### KITCHEN / BREAKFAST ROOM 3.93m x 2.23m + 2.73m x 3.47m

Tiled floor, pendant light and strip lights, Neff double oven, Neff electric hob, eye level and base units, stainless steel sink with drainer, large single panelled radiator with thermostatic valve, pantry storage cupboard. Obscure glazed door to outside.

#### WC

Low level WC & wash hand basin

### **FIRST FLOOR**

#### LANDING 0.88m x 1.04m

Close carpeted, Velux window.

#### BEDROOM 6.03m (max) x 1.89m

Sloping ceiling, double glazed windows, double panelled radiator with thermostatic valve, laminate oak flooring, pendant light, undereaves storage.

#### BEDROOM 5.02m x 1.88m

Laminate oak flooring, double glazed windows, double panelled radiator with thermostatic valve, pendant light, small roof void and undereaves storage.

### **OUTSIDE**

To the front of the property there is an area of lawn, at the rear there is a decent sized rear garden laid to lawn with small Pond, border plants and shrubs There is a Summer House. Tarmacadam driveway with double entrance gates.

### **SERVICES**

Mains electricity, water, drainage. Mains Gas fired central heating.

### **COUNCIL TAX**

Herefordshire Council 01432 260000

**EPC & FLOORPLAN** - SEE ATTACHED / WEBSITE

**VIEWING**

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens (07855) 744821

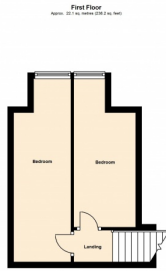
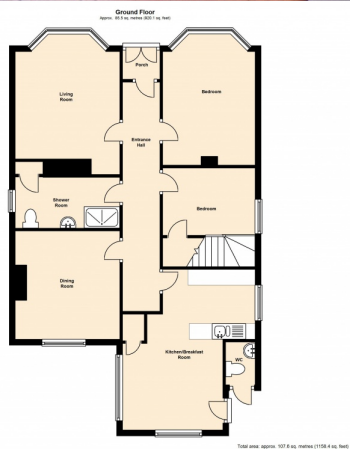
**AGENTS NOTE**

Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. May 2014.

## Other Images







# Floorplan

