



Brentor House, 5 Hafod Road
Hereford, HR1 1SG

Offers in the region of
£600,000

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Brentor House, 5 Hafod Road

Hereford

This outstanding residence occupies an exceptional position in one of Hereford's most prestigious and sought-after locations less than one mile east of the City Centre. The house is set well-back in mature private gardens and enjoys a sunny south-westerly front. The property offers huge potential and viewings are highly recommended.

- Spacious detached house
- Prime residential location
- 3 Reception Rooms
- 5 Bedrooms
- Converted cellar
- Character property

Directions

From Hereford City Centre proceed in an easterly direction along St Owen Street. Continue past the Fire Station and after 200 yards bear left into Ledbury Road, on reaching the major roundabout after a further half a mile take the third exit to the right into Hafod Road where the property will be found on the left-hand side.



Total area: approx. 255.2 sq. metres (2737.6 sq. feet)

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Introduction

Brentor House is one of a number of very attractive period properties in a sought after and well established residential area on the eastern side of the cathedral city of Hereford. The house itself offers accommodation over three floors and has been a much-loved family house for many years. The accommodation comprises: entrance hall, living room, dining room, study, kitchen, utility, family room, snug, downstairs bathroom, converted cellar, five bedrooms with one en-suite and family bathroom.

Property description

The property is entered via a large front door into the incredibly spacious entrance hall which provides access to all principal ground floor rooms. The living room is a fantastic size with feature fire place and a beautiful bay window. Opposite is the dining room which has ample space for entertaining. The modern kitchen/family room is fitted with painted bespoke solid wood wall and base units, range cooker, integrated dishwasher and sink. The family area provides a great outlook onto the kitchen and there is also a handy utility room with space and plumbing for washing machine, tumble dryer, plus a useful sink. Also on the ground floor is a convenient WC with wash basin and bath plus two additional reception rooms, ideal for a snug, play room or office.

Stairs lead to the first floor where all five bedrooms are located. Bedroom one has an en-suite to include shower cubicle and also a family bathroom with three piece suite. Bedrooms two and three are double bedrooms with the remaining bedrooms both being single rooms.

Garden & parking

The property is approached by a gravel driveway with private parking for several cars. The enclosed rear garden has been beautifully landscaped with a useful patio area perfect for entertaining. The garden is fully enclosed with fencing and hedging for complete privacy.

Location

Hafod Road is located on the eastern fringes of the City and within walking distance is a good range of local amenities including: Morrisons supermarket, Tesco Express and garage, Co-op, public house and restaurant, church, railway station and hospital.

Services

Mains water, electricity, drainage and gas are connected.

Council tax band - G

Tenure - Freehold

Converted Cellar

In brief the accommodation comprises; Separate Entrance and Steps down to Bedroom, Hallway/ Study Area, Kitchen/ Living Room and Shower Room.

The converted cellar has previously been rented out and would now achieve an approximate rental figure between £400.00pcm & £500.00pcm.

Do you have a property to sell or rent?

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	75	60	71

