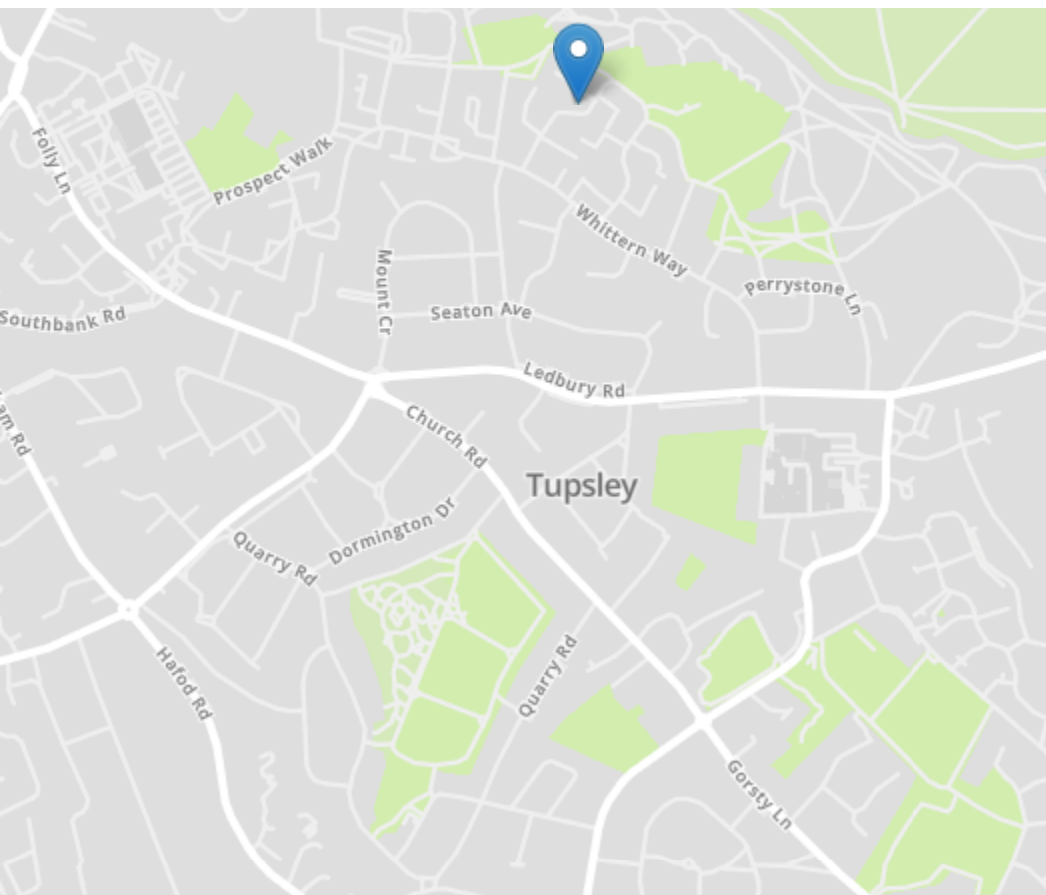




DIRECTIONS

Proceed north on Victoria Street A49; at the roundabout, take the 2nd exit onto Newmarket Street A438 for approx. 0.7miles; turn left onto St Owen's Street A438 for approx. 1.3miles; turn left onto Whittern Way for approx. 0.3miles; turn left onto Grandison Rise, and after approx. 170 ft the property will be on the left-hand side, as indicated by the agents for sale board. For those that use what3words: ///race.daisy.dined



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

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

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

13 Grandison Rise
Tupsley, HR1 Hereford HR1 1PP

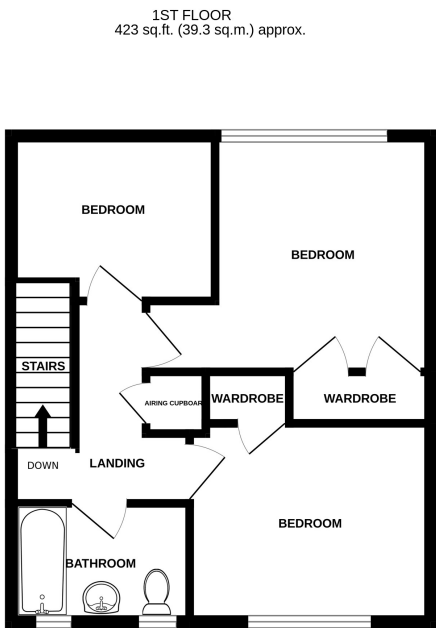
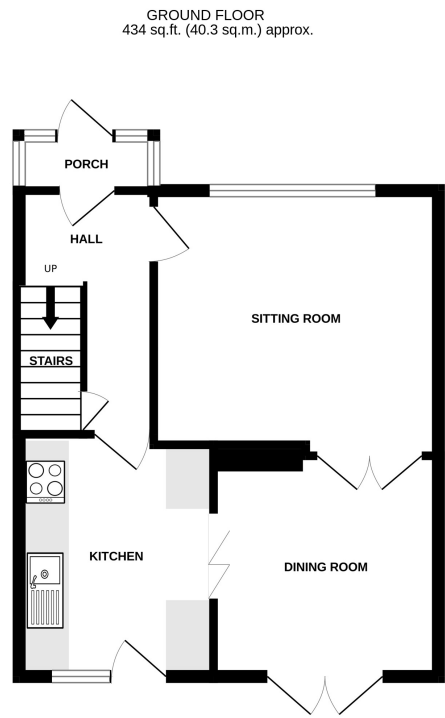
£229,950



• Detached garage at the rear • 3 bed rooms • No onward chain

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Made with Metropix ©2025

OVERVIEW

This three-bedroom end-of-terrace property, benefits from a separate detached garage and off-road parking. It is being offered for sale with no onward chain, having the advantage of full-double glazing and gas fired central heating. Pleasantly located in the area of Tupsley, Hereford, closeby there are a range of local amenities, to include: a choice of shops, schools, churches, public houses, restaurants/takeaways, and there is a regular bus service to and from Hereford City.

In more detail, the property comprises as follows:

GROUND FLOOR

ENTRANCE PORCH

Double glazed door and side panels to an enclosed entrance porch. Further double glazed front door to a reception hall.

RECEPTION HALL

The reception hall comprises of: a radiator; power points; understairs storage, and a door through to the living room.

LIVING ROOM

3.61m x 3.92m (11' 10" x 12' 10")

The living room comprises of: a radiator; power points; window to the front elevation; recess

fireplace, with ornate gas fire, and double doors opening through to the dining room.

DINING ROOM

3.09m x 2.99m (10' 2" x 9' 10")

The dining room comprises of: a radiator; power points; double glazed double patio doors, opening to rear garden and patio, and large folding door leading to kitchen.

KITCHEN

2.70m x 3.17m (8' 10" x 10' 5")

The kitchen comprises of: a range of cream units, 1 1/2 bowl sink with storage beneath; space and plumbing for a washing machine/dishwasher; laminate work surfaces with drawers and cupboards; built in fridge; built in freezer; built in microwave; range of eye level wall cupboards; 4-ring gas hob unit with oven below, and stainless steel extractor canopy over; an eye level cupboard housing the Worcester gas fired combination boiler, and a double glazed door giving access to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs from the reception hall lead to the landing, which comprises of: a double panel radiator; power points; loft access, and an airing

cupboard with a radiator, and slatted shelving.

BEDROOM ONE

4.11m x 3.43m (13' 6" x 11' 3")

Bedroom one comprises of: a radiator; power points; window to front elevation, and two built in wardrobe units, with hanging rails and shelving.

BEDROOM TWO

3.40m x 2.76m (11' 2" x 9' 1")

Bedroom two comprises of: a radiator, power points, and a double glazed window to the rear elevation.

BEDROOM THREE

2.24m x 2.83m (7' 4" x 9' 3")

Bedroom three comprises of: a radiator, power points, and a window to the front elevation.

BATHROOM

The bathroom comprises of: a bath with a shower over, a screen to one side, and fully tiled surround; a low flush WC; a pedestal wash hand basin; chrome radiator, and two windows.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: lawn area

bounded by mature hedging, and a concrete path leading to the front approach. There is an access down the side of the property leading to the rear.

REAR OF THE PROPERTY

The rear garden has been predominantly hard landscaped, and comprises of: paved area to one side; a concrete patio that can be accessed directly from the dining area; a small lawn garden area; steps leading up onto a parking area - providing parking for one vehicle; a brick out-house, and to the far side of the driveway, there is a detached garage

GARAGE

The garage comprises of: a single up and over door to the front elevation; a personal door to the side elevation, and a service pit too



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✓ Living Room: 3.61m x 3.92m (11' 10" x 12' 10")
- ✓ Dining Room: 3.09m x 2.99m (10' 2" x 9' 10")
- ✓ Kitchen: 2.70m x 3.17m (8' 10" x 10' 5")
- ✓ Bedroom One: 4.11m x 3.43m (13' 6" x 11' 3")
- ✓ Bedroom Two: 3.40m x 2.76m (11' 2" x 9' 1")
- ✓ Bedroom Three: 2.24m x 2.83m (7' 4" x 9' 3")

And there's more...

- ✓ Range of amenities nearby
- ✓ Gas fired central heating
- ✓ Double glazing