

FOR
SALE



Flint
&
Cook

1a The Vines Grandstand Road, Hereford HR4 9NW

£189,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a 2 bedroom end-terraced house offering ideal first time buyer accommodation. The property is offered with no onward chain and has the benefit of gas central heating, double-glazing, newly fitted carpets, good-sized rear garden, designated private off road parking space and views towards Hereford Racecourse to the rear and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *2 Bedroom end-terraced house*
- *Gas heating/double glazing*
- *Good-sized rear garden*
- *Ideal for first time buyer*
- *No onward chain*
- *Designated private off road parking space*



ROOM DESCRIPTIONS

In more detail the property comprises:-

Recessed Porch

with meter cupboards and door to

Entrance Hall

with radiator, newly fitted carpet and

Open Plan access to the Kitchen

with single drainer sink unit, wall and base cupboards, space for appliances, vinyl flooring and double-glazed-window to front.

Living Room

with newly fitted carpet, double radiator, stairs to the first floor, central heating thermostat and double-glazed sliding patio doors to the rear garden.

From the living room a newly fitted carpeted staircase leads to the

Landing

with double-glazed side window, access hatch to loft space and door to

Bedroom 1

with newly fitted carpet, radiator, built-in Airing/Store cupboard also housing the gas central heating boiler and double-glazed window to rear enjoying a pleasant outlook across the garden and Hereford Racecourse beyond.

Bedroom 2

with newly fitted carpet, radiator and double-glazed window to front.

Shower Room

with suite comprising large double shower with panelled walls and sliding door, vanity wash hand basin with storage below and medicine cabinet and shaver socket over, low flush WC, vinyl flooring, radiator and double-glazed window.

Outside

To the front of the property there is a small garden enclosed by walling and fencing with useful side gate leading to the rear garden and paved pathway leading to the front entrance door.

Services

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

General information

Outgoings

Council tax band B payable 2024/25 £1794.59. Water and drainage rates are payable.

Directions

Proceed north out of Hereford City along Edgar Street, at the mini roundabout turn left on to Newtown Road and at the next mini roundabout turn left on to Grandstand Road after approximately half a mile the property will be found on the right-hand side.

Viewing

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

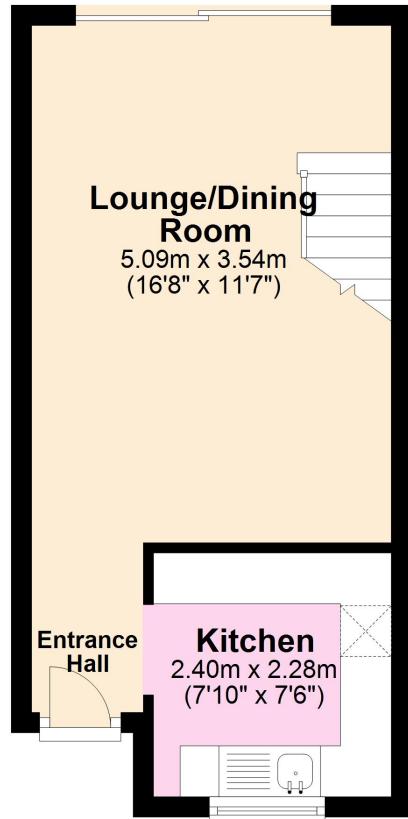
Money laundering

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



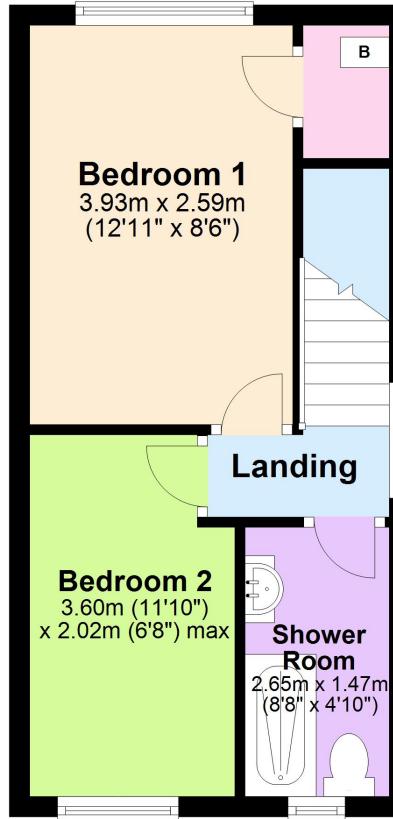
Ground Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)

These plans are for identification and reference only.

Plan produced using PlanUp.

1A The Vines, Grandstand Road, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			