



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'D'

**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

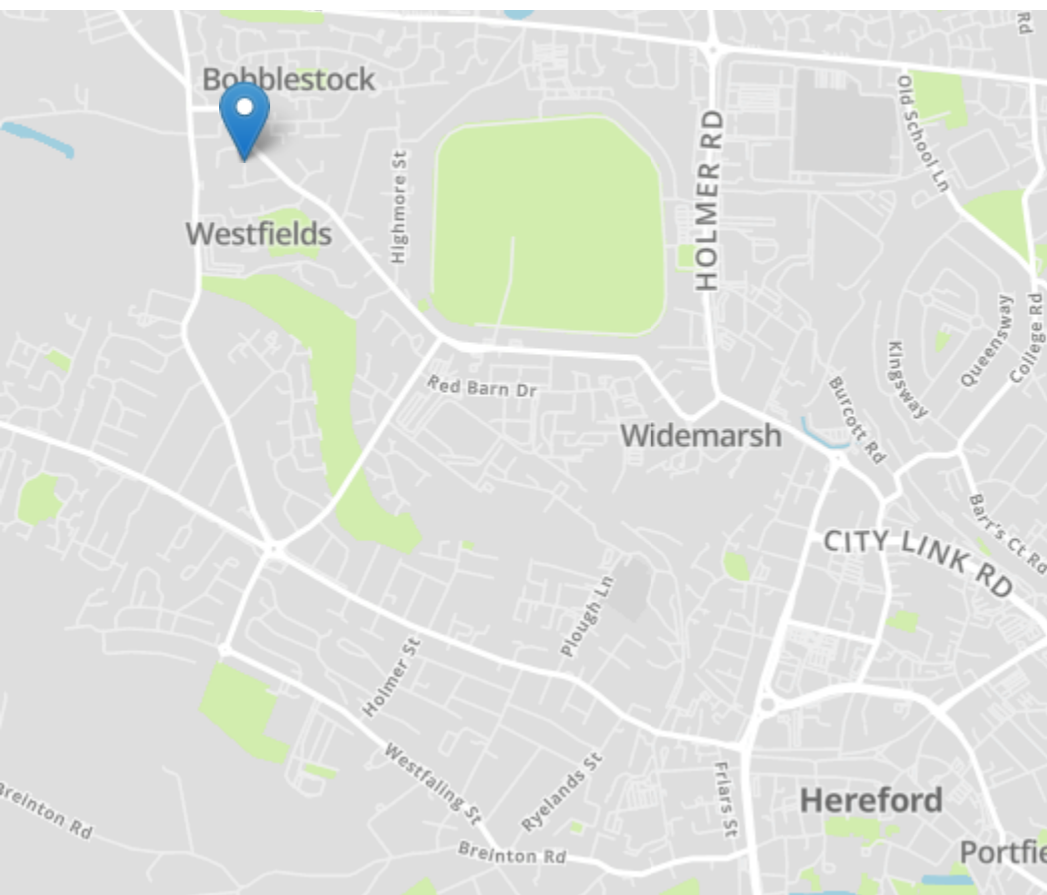
9 Cumberland Place  
Hereford HR4 9QA

**£289,950**



**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 4th exit onto Yazor Road, at the roundabout take the first exit onto Grandstand Road, after approximately .4 mile turn left onto Connaught Place, turn right onto Cumberland Place and the property can be found at the bottom of the cul-de-sac as indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3words'///credit.final.alone



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	80
(21-38)	F	
(1-20)	G	
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.



• No onward chain • 4 bed detached house • Double glazing • Garage & off road parking

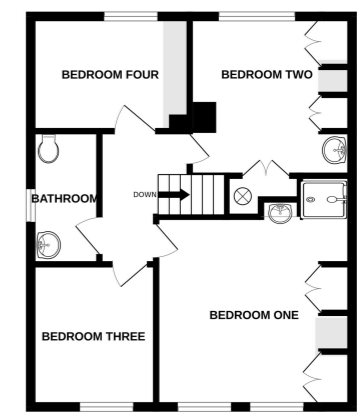
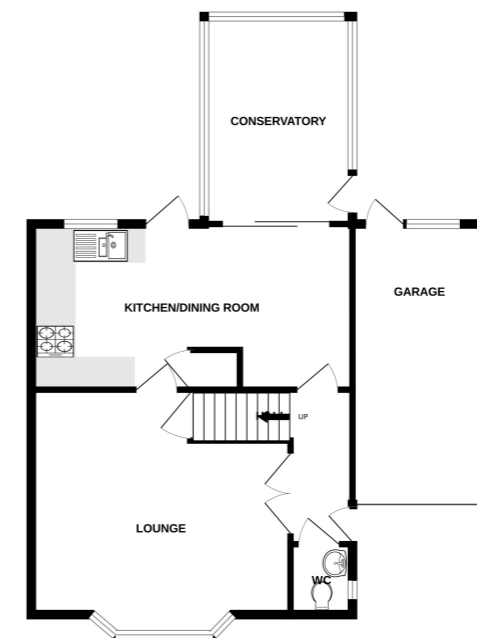
Hereford 01432 343477

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GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

FIRST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.  
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## OVERVIEW

Located just off Grandstand Road in a pleasant cul-de-sac position and built by Messrs Crest Homes, a substantial 4 bed room detached property benefitting from double glazing and being offered for sale with NO ONWARD CHAIN. The property is at a stage that it would benefit from general updating, and enjoys a very pleasant position at the end of the cul-de-sac, with a southerly aspect. Located in the popular Bobblestock neighbourhood on a quiet cul-de-sac, this property offers general updating and ideal living space ideal for families, and is conveniently situated on the northwestern outskirts of the vibrant City of Hereford. Within a short walk, you will find a local convenience store, supermarket, GP surgery and pub, along with schools, a chip shop, pharmacy and Hereford racecourse. The property is also near a bus route to the city and is enviably positioned next to playing fields and close to open countryside.

In more detail the property comprises:

Recessed cover way with uPVC front door leads to:

### Reception Hall

With wall mounted convector radiator.  
Door to:

### Cloakroom

With low level WC, and bracket wash hand basin.

### Living Room

4.93m x 5.24m (16' 2" x 17' 2")  
Having glazed double doors from the reception hall, having double glazed bay window with outlook to the

cul-de-sac, wall mounted electric convector radiator, multiple power points, fireplace with hearth, and large under stairs storage.  
Glazed door leads to:

### Kitchen/Dining Room

5.90m x 3.30m (19' 4" x 10' 10")  
Fitted with a traditional range of units, comprising 1.5 bowl sink, with tiled working surfaces to the side, fitted 4 ring gas hob unit with oven below, integrated Homark dishwasher, further cupboards to the side, space for fridge/freezer, range of eye level wall cupboards including glass fronted display cupboard, double glazed door giving direct access to the rear, and cupboard that houses the original warm air central heating system, which has been decommissioned, this area has potential for a further central heating boiler if required.

Archway through to:

Dining room Area:

With wall mounted convector radiator, power points, a further multi-glazed door giving access to the reception hall, and double glazed sliding patio doors leading to:

### Conservatory

2.81m x 4m (9' 3" x 13' 1")  
Being fully double glazed and of uPVC construction, power, light and a personal door leading to the garden.

From the entrance hall stairs leads to:

## FIRST FLOOR

### LANDING

Having access to roof space, and power points.  
Door to:

### Bedroom 1

3.60m x 3.38m (11' 10" x 11' 1")  
With dual windows with pleasant outlook down through the cul-de-sac, wall mounted convector radiator, full range of fitted wardrobe units comprising, his and hers double cupboards with central linen chest, and storage above.

### En-Suite Shower

With wash hand basin, fully tiled shower cubicle with domestic hot water shower.

### Bedroom 2

3.15m x 3.43m (10' 4" x 11' 3")  
With built-in fitted his and hers wardrobe unit with central drawer unit, storage above, vanity wash hand basin with tiled surround, power points, and double glazed window with outlook to rear garden.

### Bedroom 3

2.38m x 2.70m (7' 10" x 8' 10")  
With vanity wash hand basin with tiled surround, power points and window with outlook to the front.

### Bedroom 4

2.17m x 2.78m (7' 1" x 9' 1")  
With double glazed window with outlook to rear.

### Bathroom

Currently a 'part' suite comprising wash hand basin, low flush WC, part tiled walls, space and plumbing for a bath which requires fitting, chrome ladder style electric towel rail/radiator and window to side.

## OUTSIDE

The property is approached from the cul-de-sac onto a cobbled driveway, with a gravelled garden with outside water tap, ornamental trees, shrubs which flows around the property, and from here access leads around the side of the property with a timber security gate. There is access from the driveway which leads to the garage. The rear of the garden is enclosed and has been paved for ease of maintenance and has a selection of ornamental conifers, roses, and shrubs, and to one corner there is a pleasant timber summerhouse with power and light, and the garden as a whole is bounded by timber slatted fencing.

### Garage

With electric roll up door, power, light, there is a range of eye level, base units which can be left and personal door giving access to the rear.



## At a glance...

- Living Room 4.93m x 5.24m (16' 2" x 17' 2")
- Kitchen/Dining Room 5.90m x 3.30m (19' 4" x 10' 10")
- Conservatory 2.81m x 4m (9' 3" x 13' 1")
- Bedroom 1. 3.60m x 3.38m (11' 10" x 11' 1")
- Bedroom 2. 3.15m x 3.43m (10' 4" x 11' 3")
- Bedroom 3. 2.38m x 2.70m (7' 10" x 8' 10")
- Bedroom 4. 2.17m x 2.78m (7' 1" x 9' 1")

## And there's more...

- Popular residential area
- Close to local amenities

## 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.