

FOR  
SALE



104 Grandstand Road, Hereford HR4 9NR

£240,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location a 2 bedroom semi-detached bungalow offering ideal retirement accommodation and being sold with the added benefit of no onward chain. The property comprises flexible accommodation and offers driveway parking and good-sized rear garden. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Semi detached dormer bungalow*
- *2/3 bedrooms*
- *Popular residential location*
- *No onward chain!*
- *Must be viewed*
- *Ideal retirement bungalow*
- *Driveway parking/good-sized garden*



## ROOM DESCRIPTIONS

### Ground Floor

with uPVC entrance door leading to

### Entrance Porch

with tiled floor, ceiling light point, electric point and door to

### Entrance Hall

with fitted carpet, radiator, smoke alarm, gas central heating thermostat, useful understairs storage cupboard, carpeted stairs leading up and door to

### Living Room

with fitted carpet, double-glazed window to front, radiator and fireplace with gas fire.

### Dining Room/Bedroom 2

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

### Kitchen

fitted with matching wall and base units and ample work space, tiled splashbacks, free standing four-ring gas hob with electric cooker and extractor over, under counter space for washing machine, space for under counter fridge, stainless steel sink and drainer unit, radiator, double-glazed window to rear and double-glazed door to rear garden.

### Downstairs Shower Room

with corner shower unit with glass sliding door, electric shower, panelled surround, pedestal wash hand basin with tiled splashback, low flush WC, radiator, opaque double-glazed window, large understairs storage cupboard with fitted carpet, fuse-box and water meter under the stairs.

### First Floor Landing

with fitted carpet, double-glazed window, smoke alarm, large storage cupboard with hanging rail and door to

### Bedroom 1

with fitted carpet, Velux window and radiator.

### Inner Landing

with loft hatch, vinyl flooring, electric point and door to

### Bedroom 3/Study

with vinyl flooring, Velux window, wall light and sliding door to eaves storage.

### Cloakroom

with low flush WC, wash hand basin and tiled splashback, vinyl floor, ceiling light point and wall mounted gas central heating boiler.

### Outside

to the front there is a low maintenance area which is laid to stone with concrete driveway providing off-road parking for several vehicles.

There is a side access gate leading to the rear having paved patio area, perfect for entertaining, a flower border with ornamental shrubs and the remainder of the garden laid to lawn and enclosed by fencing.

Wooden storage shed and useful outside tap.

### Services

Mains water, gas, electricity and drainage are connected. Gas central heating.

### Outgoings

Council tax band B, payable 2024/25 £1794.59. Water and drainage - metered supply.

### Viewing

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

### Directions

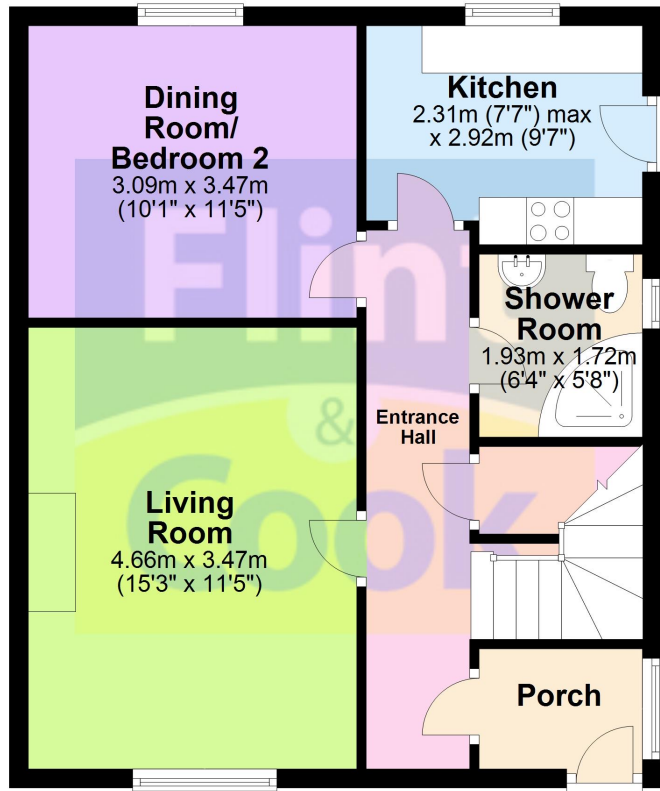
Proceed west out of Hereford along Whitecross Road at the Monument roundabout take the fourth exit on to Yazor Road, continue to the end of Yazor Road and at the mini roundabout take the first exit left on to Grandstand Road, continue past the shops on the righthand side and then take the first righthand turning where the property will be found in the righthand corner.

### Money laundering regulations

Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of making an offer.

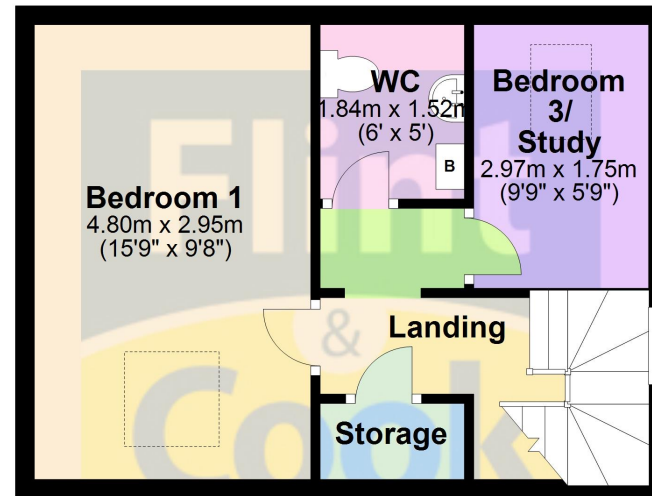
## Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 82.2 sq. metres (884.7 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>61</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	