

FOR
SALE



23 The Vines Grandstand Road, Hereford HR4 9NW

£199,995 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a 2 bedroom mid-terraced house offering first time buyer/investor accommodation. The property is immaculately presented throughout and has the added benefit of modern kitchen and bathroom, gas central heating, double glazing and allocated parking.

We highly recommend an internal inspection.

POINTS OF INTEREST

- *2 Bedroom mid-terraced house*
- *Popular residential location*
- *Ideal first time buyer/ investor accommodation*
- *Immaculately presented*
- *Must be viewed*
- *Allocated parking*
- *Gas central heating and double glazing*



ROOM DESCRIPTIONS

Ground Floor door to Entrance Hall

with vinyl flooring and radiator.

Lounge/Dining Room

opening into the

Kitchen a modern contemporary kitchen fitted with matching base and wall units, ample work surfaces, 1 1/2 bowl sink and drainer unit, under counter space for washing machine and space for free standing fridge/freezer, free standing cooker with four-ring gas hob and electric double oven with extractor over, tiled splashbacks, double-glazed window with fitted blind to the front, fuse-board and vinyl flooring.

Lounge/Dining Room with vinyl flooring, central heating thermostat, carpeted stairs leading up, radiator, double-glazed window and double-glazed door leading to the

Conservatory

with vinyl flooring, power points, double-glazed windows and French doors leading to the rear garden.

First Floor Landing

with fitted carpet, loft hatch and smoke alarm.

Bathroom

with a three piece white suite comprising panelled bath with electric shower head over and panelled surround, low-flush WC, wash hand basin with storage under, heated towel rail, vinyl floor and double-glazed window.

Bedroom 1

with fitted carpet, radiator, Airing Cupboard housing the boiler and having a hanging rail and double-glazed window with fitted blind to the rear with views across Hereford Racecourse.

Bedroom 2

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

Outside

a small courtyard area laid to stone for ease and low maintenance with paved pathway leading to the front door.

There is a low maintenance rear garden enclosed by fencing and laid to lawn with a small area of stone, wooden storage shed and rear access gate leading to the allocated parking space.

Services

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

Outgoings

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

Viewing

Strictly by appointment with the Agents, Flint & Cook, (01432) 355455.

Directions

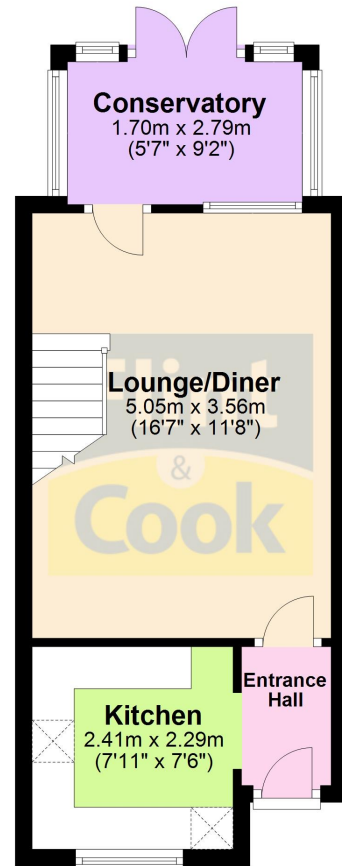
Proceed out of Hereford along Edgar Street heading towards the Pizza Hut roundabout taking the first left over the bridge heading towards Holmer Road. At the next mini roundabout take the first left on to Grandstand Road continuing round to the righthand side and then the lefthand side where the property will be found on the righthand side as indicated by The Agent's For Sale Board.

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.

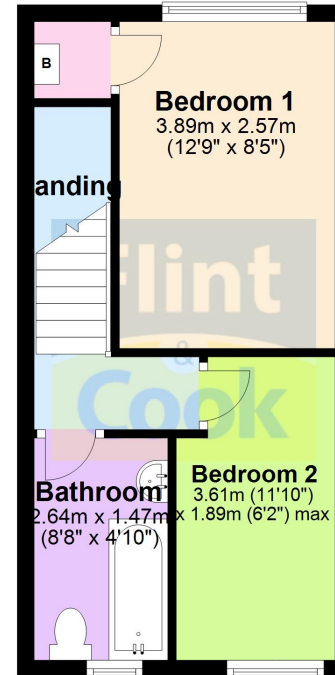
Ground Floor

Approx. 30.8 sq. metres (331.4 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.9 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 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+)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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