

FOR
SALE



226 Grandstand Road, Hereford HR4 9LS

£250,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a 3 bedroom detached house offering ideal first time buyer accommodation and being sold with the added benefit of NO ONWARD CHAIN.

The property also has the benefit of gas central heating, double-glazing, single garage and driveway parking. We highly recommend an internal inspection.

POINTS OF INTEREST

- *3 Bedrooms*
- *Link-detached house*
- *Requires modernisation*
- *Garage, parking*
- *Garden*
- *Popular area*
- *No onward chain*
- *Viewing advised*



ROOM DESCRIPTIONS

Ground Floor

Entrance door leading to the

Entrance Hall

with fitted carpet, radiator, carpeted stairs leading up, fuse-board and door to

Lounge/Dining Room

with fitted carpet, two radiators, double-glazed window to rear aspect and double-glazed French doors leading to rear garden, gas fire place with surround, understairs storage cupboard housing the Worcester Bosch gas central heating boiler with coat storage, double-glazed window to front, gas central heating thermostat and door to

Kitchen

fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, under counter space for washing machine and space for free standing fridge/freezer, tiled splashback, space for free standing cooker and double-glazed window to front.

First Floor Landing

with fitted carpet, double-glazed window, loft hatch and storage cupboard over the bulk-head.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

with fitted carpet, radiator, double-glazed window to front and double built-in wardrobe over bulk-head.

Bathroom

fitted with three piece suite comprising panelled bath with electric shower over and tiled surround, low-flush WC, wash hand basin, double-glazed window to front, electric heater, electric towel rail and vinyl floor.

Outside

To the rear there is a large paved patio area with the remainder of the garden laid to lawn with mature hedging and enclosed by fencing with two side access gates.

To the front there is large area of lawn with paved pathway leading to the front door, there is also access to the single garage having up and over door, concrete driveway with parking for one vehicle.

Services

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

Outgoings

Council tax band C payable 2024/25 £2050.97. Water and drainage rates are payable.

Viewing

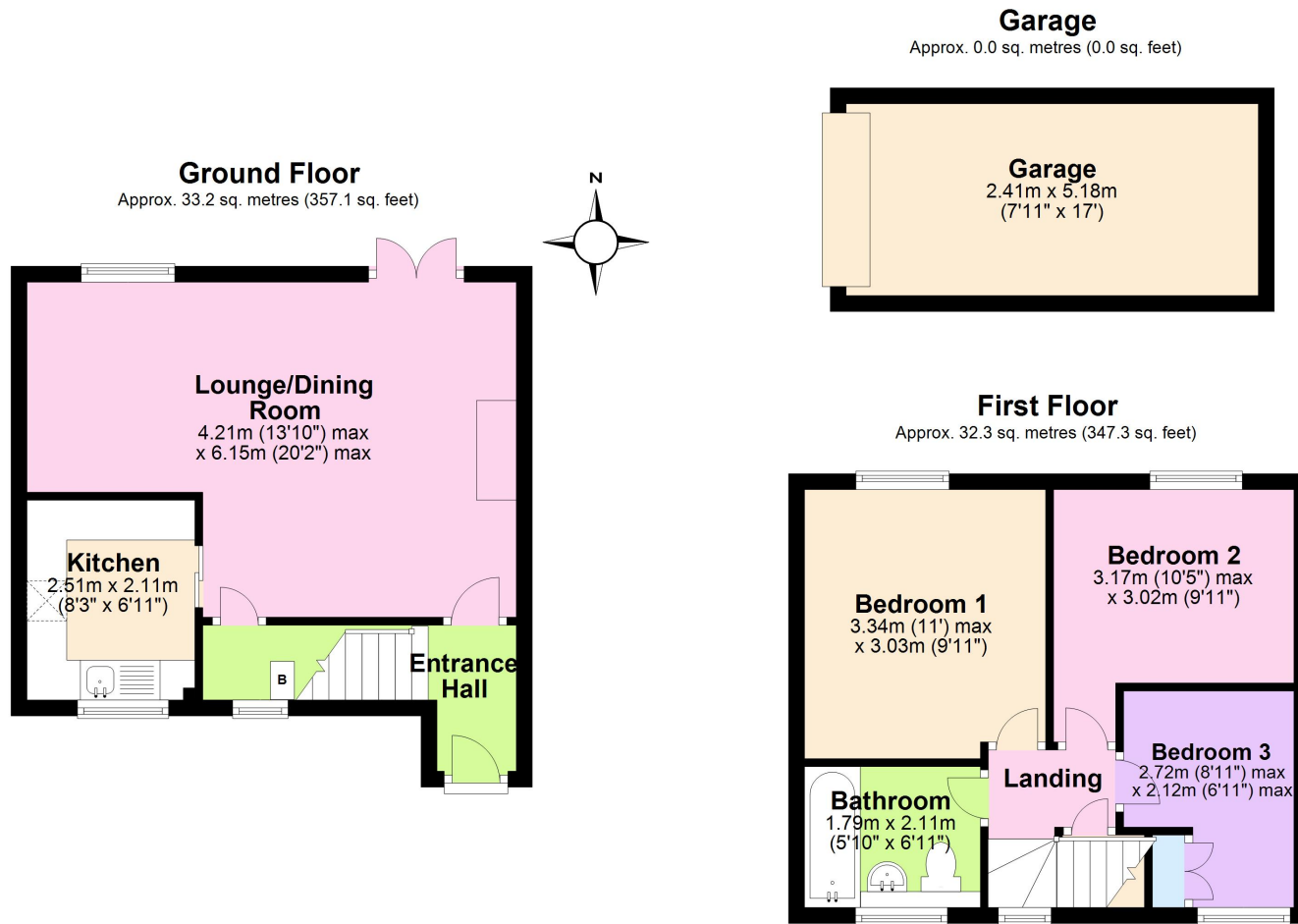
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

Directions

Proceed east out of Hereford along Whitecross Road heading to the Monument roundabout, take the fourth exit on to Yazor Road, continue to the end and take the first exit left on to Grandstand Road at the mini roundabout. Continue along Grandstand Road heading past the park and the property will be found on the right-hand side, as indicated by The Agent's For Sale Board.

Money Laundering

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



Total area: approx. 65.4 sq. metres (704.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

226 Grandstand Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	69
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		