

FOR
SALE



73 Grandstand Road, Hereford HR4 9NE

£165,000 - Freehold

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

PROPERTY SUMMARY

Situated in this convenient location a short distance from Hereford City Centre, a 2/3 bedroom end terraced house requiring modernisation throughout but offering ideal first time buyer/ small family accommodation.

The property has the added benefit of two reception rooms, gas central heating, 2/3 bedrooms and a good sized rear garden. A viewing is highly recommended.

POINTS OF INTEREST

- *End terraced house*
- *Requires modernisation*
- *2/3 bedrooms*
- *Good sized rear garden*
- *No onward chain*
- *Convenient location close to the City*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground floor

Sliding door into entrance porch with door leading into

Living room

With carpet, bay window to the front aspect, radiator, space for wood burning stove with wooden mantle above and tiled hearth, coving, door into the inner hallway with stairs leading up and opening into a second inner hallway with understair storage space currently utilised as a home office space.

Dining room

With coving, radiator, window, feature fireplace, door to the kitchen and door to the stairs leading up

Kitchen

With fitted base units, work surface space, stainless steel sink and drainer unit, space for electric cooker, space for free standing fridge/freezer, under counter space for washing machine, radiator and doors to

Bathroom

With bath and tiled surround, low flush w/c, wash hand basin, two windows, ceiling light point, radiator

Rear porch

With power, space for tumble dryer, water tap, windows and doors to the rear aspect

First floor landing

With carpet, loft hatch, and openings to

Bedroom 1

With window to the front aspect, radiator, built in storage cupboard over the stairs

Bedroom 2

With radiator, window to the rear aspect and step down to

Bedroom 3

With radiator, window to the rear aspect and wall mounted gas central heating boiler

Outside

To the front as small courtyard with iron railings and gate leading to the front door and pathway to the side providing access to the rear.

To the rear a good sized garden split in to two sections enclosed by fencing and iron gates with a variety of mature trees and ornamental shrubs. There is a green house, outside wooden garden room which could be utilised as an office/games room, the rear garden is enclosed by fencing.

Agents note

The two neighbouring properties have a right of access across the garden of no.73.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas fired central heating.

Outgoings

Council Tax Band 'B'

Water and drainage are payable.

Opening Hours

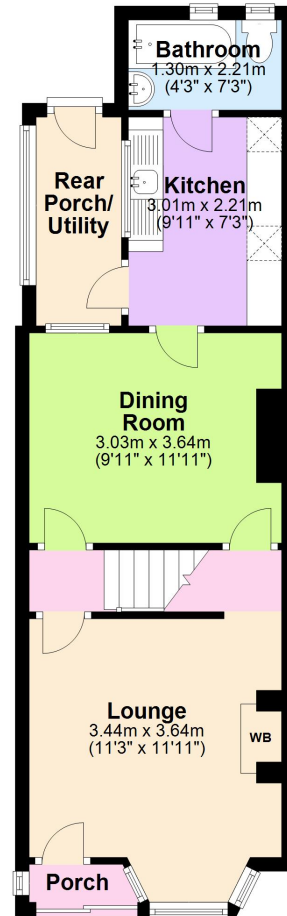
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



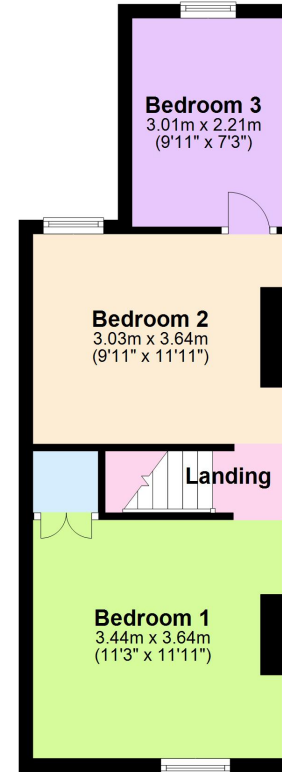
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.2 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		