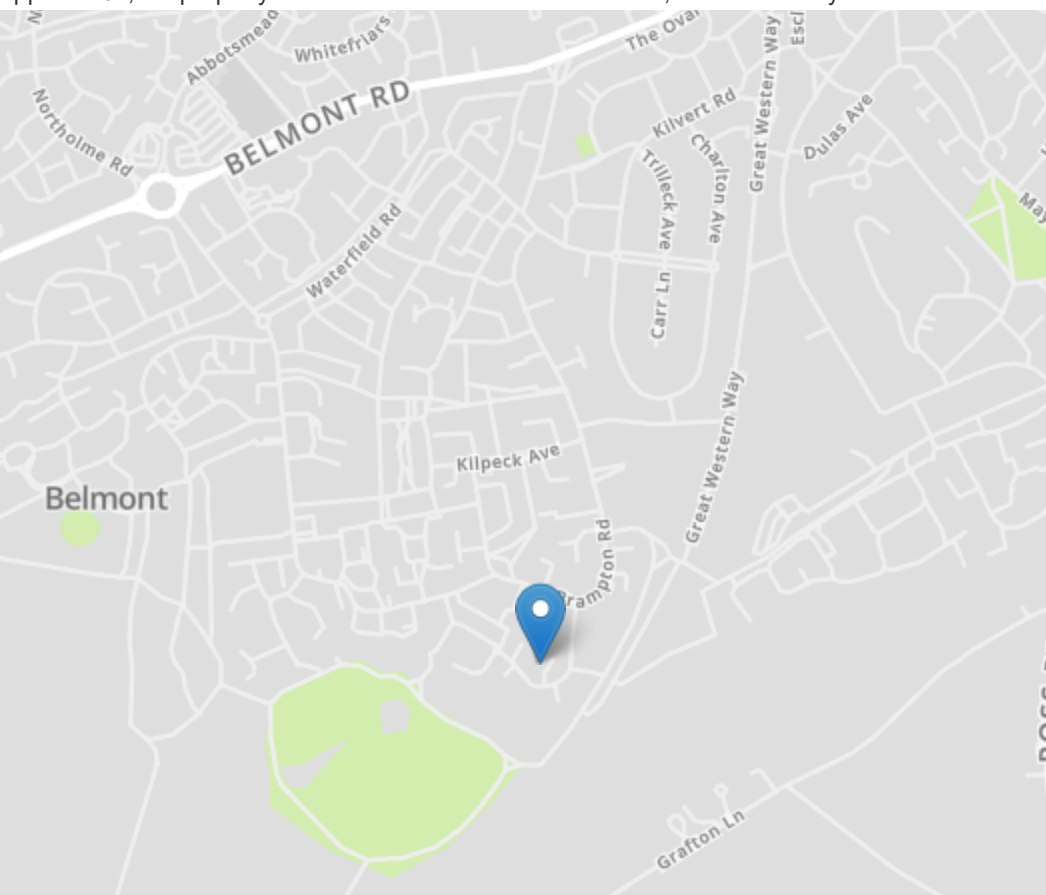




DIRECTIONS

Proceed south on Victoria Street/A49, and continue for approx. 0.4miles; using the two right lanes, turn slight right onto Belmont Road/A465, and continue for approx. 0.7miles; turn left onto Goodrich Grove, and continue for approx. 0.1mile; turn left onto Waterfield Road, and continue for approx. 100ft; turn right onto Brampton Road, and continue for approx. 0.4miles; turn left onto Grosmont Drive, and continue for approx. 440ft; then turn to stay on Grosmont Grove, and after approx. 20ft; the property will be located on the left hand side, as indicated by the Stooke Hill and



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

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

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.

25 Grosmont Grove
Hereford HR2 7EG

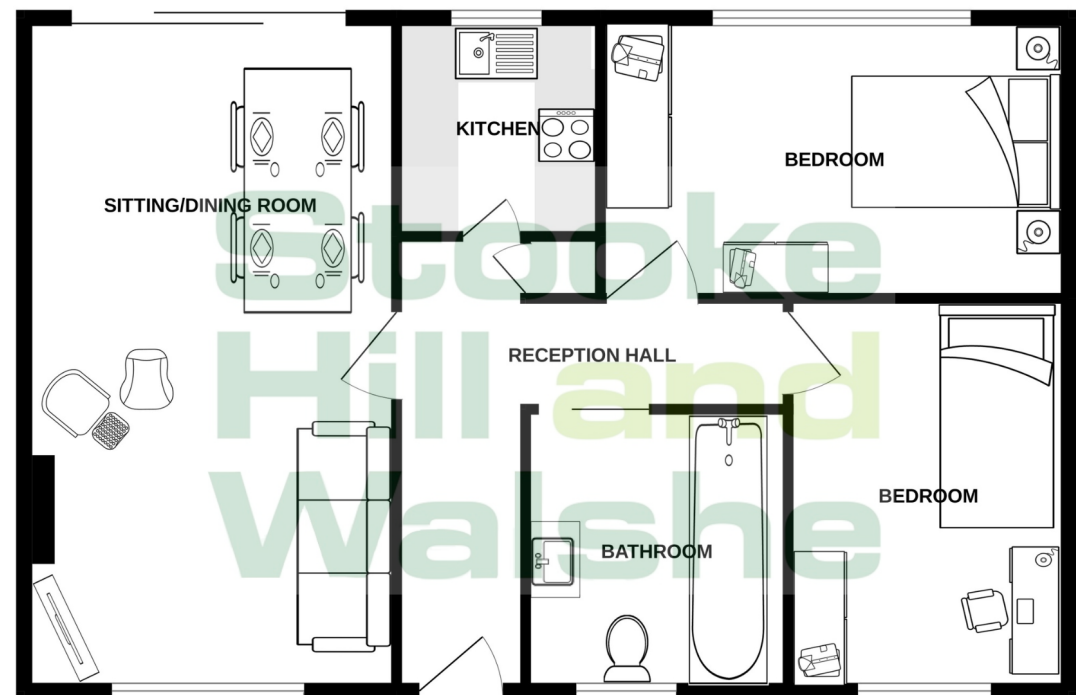
£190,000



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL.
- End of Terrace Bungalow
- Two Bedrooms • Off-Road Parking

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL

OVERVIEW

This end of terrace two bedroom bungalow benefits from, a lounge/diner, kitchen, bathroom, two bedrooms, front & rear garden spaces, and driveway. Nearby are a range of excellent amenities, including primary and secondary schools, shops, public houses, a large Asda, Tesco superstore, pharmacy, doctors, dental surgeries, also nearby field plus woodland walks and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. Having easy access to Hereford City Centre approximately 1.5 miles, offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station.

INSIDE

ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed door to the front elevation; oak effect laminate flooring; a central heating radiator; power points; thermostat control

from the central heating; a ceiling light point; loft access WITH a drop down ladder; and, storage/airing cupboard which houses the conventional central heating boiler.

LOUNGE/DINER

6m x 3.3m (19' 8" x 10' 10") - MAXIMUM MEASUREMENT

The lounge/diner comprises of: carpet flooring; two ceiling light points; a wall-mounted electric fire over a blocked off chimney breast; a double glazed window to the front elevation; two central heating radiators; fibre optic broadband (Zzoomm); double glazed patio doors to the rear elevation; a telephone point; a television point, and power points.

KITCHEN

2.375m x 2.375m (7' 10" x 7' 10")

The kitchen comprises of: lino flooring; a double glazed window to the rear elevation; roll top work surfaces over fitted base units; fitted wall units; a single electric oven; an electric four ring hob with a cooker hood over; space and plumbing for a washing machine; space a fridge; space for a freezer; a stainless steel sink and drainer with one bowl and chrome mixer tap over; power points, and

a ceiling light point.

BATHROOM

The bathroom comprises of: entry via a sliding door; oak effect laminate flooring; a double glazed window to the front elevation with obscure glass; a wash hand basin with a chrome mixer-tap over, and built-in vanity space beneath; a chrome towel radiator; a low level WC; bath with fully tiled surround, an electric shower (as well as a shower attachment), and glass swivel screen; a shaver point, and a ceiling point.

BEDROOM ONE

3.166m x 3.017m (10' 5" x 9' 11")

Bedroom one (double room) comprises of: a television point; power points; carpet flooring; a ceiling light point with a ceiling fan; a central heating radiator, and a double glazed window to the rear elevation.

BEDROOM TWO

2.725m x 2.130m (8' 11" x 7' 0")

Bedroom two (single room) comprises of: a central heating radiator; a double glazed window to the front elevation; a ceiling light point; power points, and carpet flooring.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access onto a tarmac driveway providing one parking space; a gated entrance to a laid to stone front garden space; fencing surrounding the front garden plot, and some potted and planted shrubbery.

REAR GARDEN

The rear garden comprises of: access via patio sliding doors, as well as the side/front access; a small decked path; a path leading to the bottom of the garden; fencing and walls to the boundary; two storage sheds; laid stone and slate with potted plants, in addition to planted shrubbery; an outdoor tap, and outdoor lighting.



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.

At a glance...

- ☒ LOUNGE/DINER: 6m x 3.3m (19' 8" x 10' 10") - MAXIMUM MEASUREMENT
- KITCHEN: 2.375m x 2.375m (7' 10" x 7' 10")
- BEDROOM ONE: 3.166m x 3.017m (10' 5" x 9' 11")
- BEDROOM TWO: 2.725m x 2.130m (8' 11" x 7' 0")

And there's more...

- ☒ Close to local amenities
- ☒ Off-road parking
- ☒ Low maintenance garden