

FOR
SALE



Flint
&
Cook

10 The Vines Grandstand Road, Hereford HR4 9NW

£195,000 - Freehold

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PROPERTY SUMMARY

A 2 bedroom mid-terrace house situated within a popular residential location, offering ideal first time buyer/investor accommodation with rear garden, views across Hereford racecourse and allocated parking.

POINTS OF INTEREST

- *2 bedroom mid-terraced house*
- *Ideal first time buyer/ investor accommodation*
- *Gas central heating & double glazing*
- *Conservatory & garden*
- *Allocated & on-street parking*
- *Must be viewed!*
- *Popular residential area*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into the

Porch

Tiled floor, meter boxes and wooden door into the

Entrance Hall

Vinyl flooring, radiator, central heating thermostat and openings into the Kitchen and Living Room.

Kitchen

Matching wall and base units with ample worksurfaces, stainless steel sink and drainer with tiled splashback, integrated oven and electric hob, space for free-standing fridge/freezer and under-counter space for washing machine, fuseboard, window to the front aspect and vinyl flooring.

Living Room

Fitted carpet, radiator, single glazed window and door into the Conservatory, carpeted stairs leading to the first floor.

Conservatory

Vinyl flooring, powerpoints, windows and French doors leading into the rear garden.

First floor landing

Fitted carpet, loft hatch and doors to

Bedroom 1

Fitted carpet, window to the rear with views across the racecourse, airing cupboard housing the gas central heating boiler and water tank.

Bedroom 2

Fitted carpet, radiator and window to the front aspect.

Wet Room

Pedestal wash hand-basin, low flush WC, electric shower with pull-around shower curtain, radiator, opaque window to the front aspect, extractor and shaver point.

Outside

To the rear of the property there is a paved patio area perfect for entertaining with a gravelled border and rear access enclosed by fencing. To the front there is a low maintenance front garden with a paved patio and pathway leading to the front door with a small border and enclosed by brick-walling and iron railing.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - metered supply.

Money laundering regulations

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

Directions

What3words - port.oldest.blitz

Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 61.6 sq. metres (663.5 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		91
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		