

FOR
SALE



85 Grandstand Road, Hereford HR4 9NE

£220,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location just a short walk from Hereford City Centre, a well presented two bedroom end terraced house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, two double bedrooms, two receptions, modern kitchen and bathroom. We highly recommend a viewing.

POINTS OF INTEREST

- *End terraced house*
- *Ideal first time buyer accommodation*
- *Must be viewed!*
- *Within walking distance of the City centre*
- *Gas central heating & double glazing*
- *2 double bedrooms*



ROOM DESCRIPTIONS

Ground floor

Recessed entrance porch with upvc entrance door into

Living room

With fitted carpet, radiator, coving, ceiling light point, double glazed bay window to the front aspect and feature wood burning stove with exposed brick and tiled hearth, carpeted stairs leading to the first floor and door leading into

Dining room

With wood flooring, exposed brick fireplace, useful under stair storage cupboard with light, radiator, double glazed window to the rear and opening into the kitchen with exposed beam.

Kitchen

A beautifully fitted kitchen with matching wall and base units, solid oak work surfaces, 4 ring gas hob, electric oven and extractor above, stainless steel sink and drainer unit, under counter space for washing machine and tumble dryer, space for freestanding fridge/freezer, wall mounted gas central heating boiler, two ceiling light fittings, tiled floor, radiator, two double glazed windows and double glazed door out to the rear.

First floor landing

With fitted carpet, radiator, two ceiling light points and doors to

Bedroom 1

With fitted carpet, double glazed window to the front aspect, coving, ceiling light points, radiator and built in storage cupboard with loft hatch.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect, ceiling light point and coving.

Bathroom

A full suite comprising fitted corner shower cubicle with mains fitment shower head over, tiled surround, fitted bath with tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail, tiled floor and double glazed window.

Outside

To the rear a fantastic and good sized south east facing garden with concrete pathway providing access to the side gate and leading to a small stepped pathway that leads to a larger concrete patio area. To the rear of the garden a good sized storage shed. The remainder of the garden is laid to lawn and enclosed by fencing. To the front a small courtyard area and to the side an access to the rear.

Agents note

The property has a side access and the one neighbouring property has a right of access across the garden.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the first left over the bridge and then at the next roundabout take the first exit left onto Grandstand road, proceed along this road heading round to the right and then round to the left and the property is situated roughly 100 yards down on the left hand side.

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

Services

All main services are connected.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

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

85 Grandstand Road, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		