



Williams Estate Agents

Present:

**6 St Marys Court
Grandstand Road
Hereford, HR4 9NX**

Guide Price £144,950

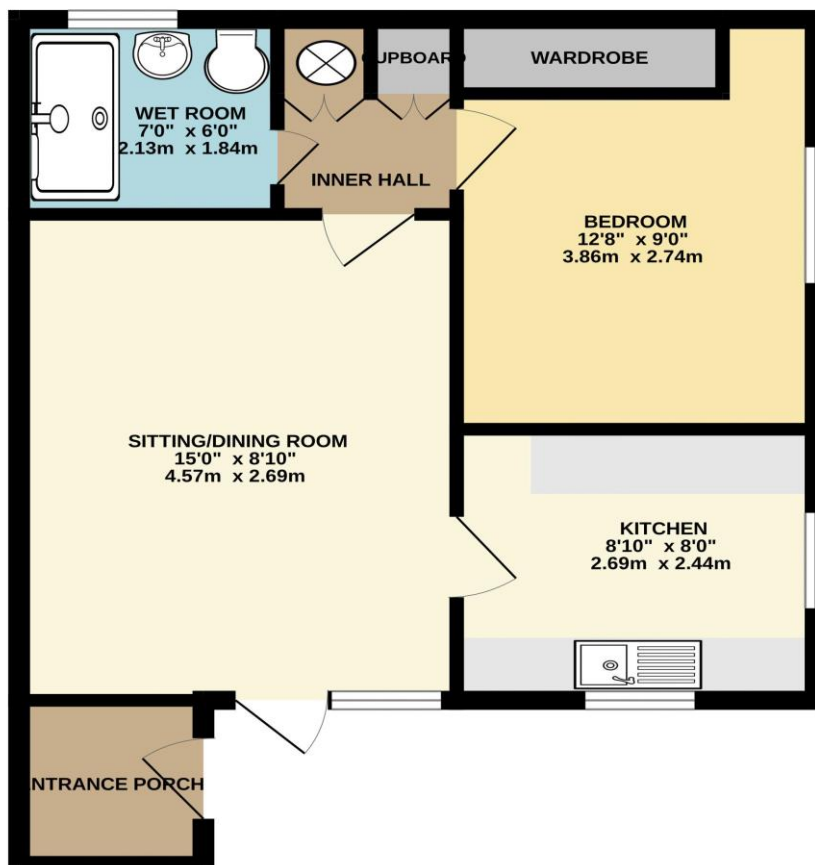
One Bedroom Bungalow - Well Presented - Double Glazing - Modern Kitchen - Parking & Communal Gardens -



6 St Marys Court Grandstand Road, , Hereford, HR4 9NX

The Property: A very well presented one bedroom bungalow set in this select development and well set back from the road. The property benefits from double glazing, a modern kitchen with built in cooker and hob, a double bedroom and wet room style shower room. Directions: After leaving the A49 North onto Grandstand Road turn right at St Marys Church into the St Marys Court where the property is at the bottom of the drive. With a parking area and lovely communal lawned garden. £57p/Month Maintain/ Management fee. Council Tax: A Epc:

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.





ACCOMMODATION

Please Refer To Floorplan For Measurements

Entrance Hall

Sitting Room

With double glazed doors to garden area, storage heater, doors off to:

Kitchen

with a range of modern base and wall units, built in cooker and electric hob, sink, double glazed windows.

Inner Hall

With doors to:

Bedroom 1

With double glazed window.

Shower Room

With a white suite of Wc and wash basin, walk in shower with Mira shower over.

Exterior

With a parking area and lovely communal lawned garden. £57p/Month Maintain/ Management fee.

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Hereford Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.