

for sale

£235,000



## Grandison Rise Hereford HR1 1PR

This beautiful three bedroom end-terrace home is an ideal starter or investment home offers great size rooms throughout. The house benefits from a superb location; Tupsley is an amenity-rich area with a vibrant sense of community, offering Ofsted 'Excellent' & 'Good' primary schools, family butchers or a short stroll to Bishops Bluecoat secondary, local shop, post office, pubs and GP surgery with pharmacy. It also benefits from close proximity to the Hereford Sixth Form, Colleges and even County Hospital. Briefly comprising: entrance porch, welcoming hallway, lounge, kitchen, first floor landing, three bedrooms, bathroom and a low maintenance garden to the rear.



# Grandison Rise Hereford HR1 1PR

## Approach

A gate giving access to the beautiful front courtyard which is mainly laid with pebble stones with a slab pathway leading to the front door. There are mature shrubs and fencing to the borders and a side gate giving access to the rear garden and the door to the front gives access to:

## Entrance Porch

Double glazed door to front, double glazed obscure windows to front and side elevations and door to the following.

## Entrance Hall

Double glazed obscure door and window to front, stairs leading to the first floor landing, under stairs storage, central heating radiator, ceiling light point and doors to the following.

## Lounge

22' 5" x 11' 4" max ( 6.83m x 3.45m max )

Double glazed windows to front and rear elevations, Electric Fire with feature surround, two ceiling light point and central heating radiator.

## Kitchen

10' 7" x 6' 11" ( 3.23m x 2.11m )

A fitted kitchen with wooden wall and base units and roll top work surfaces over, splash back tiling to walls, gas cooker and cooker hood over, plumbing for washing machine, space for fridge freezer, double glazed obscure door to rear giving access to the rear garden and ceiling light point.

## First Floor Landing

Ceiling light point and rose with doors to the following.





## Bedroom One

11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window to rear elevation, built in wardrobes, central heating radiator and ceiling light point.

## Bedroom Two

9' 10" x 9' 10" max ( 3.00m x 3.00m max )

Double glazed window to front elevation, built in wardrobe, loft access and ceiling light point.

## Bedroom Three

9' 11" max x 6' 10" ( 3.02m max x 2.08m )

Double glazed window to front elevation, built in wardrobes which houses the central heating boiler, central heating radiator and ceiling light point.

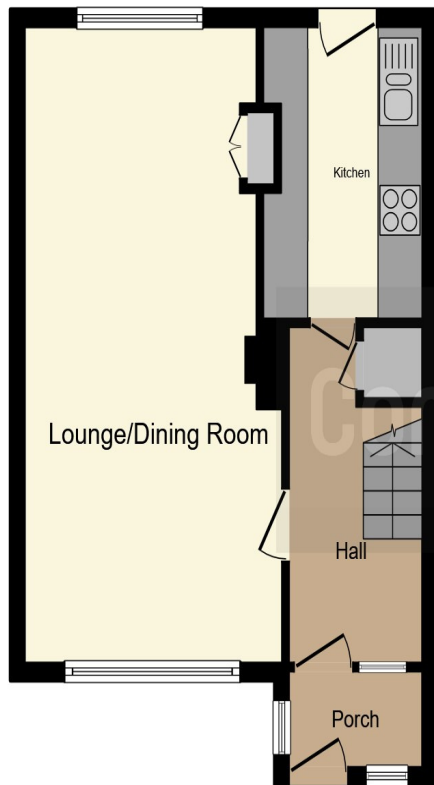
## Bathroom

A peach bathroom suite briefly comprising: Corner shower with glass doors, wash hand basin, low level WC, part tiling to walls, central heating radiator, ceiling light point and double glazed obscure window to rear elevation.

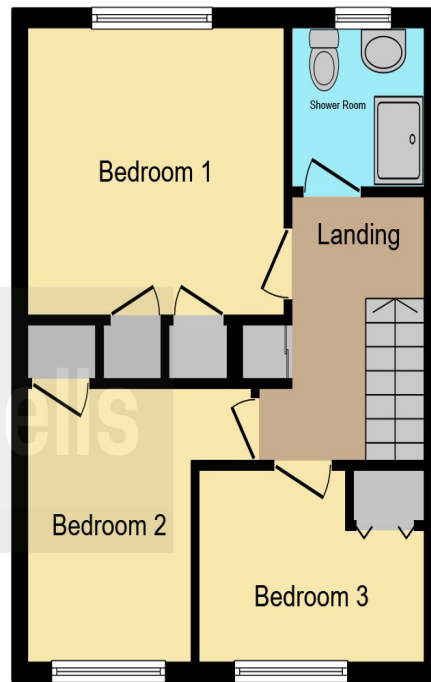
## Rear Garden

A good size low maintenance garden which is perfect for effortless outdoor living. This space features a combination of durable paving and pebble stones. This is perfect for relaxing or entertaining and has fencing to the borders with a side gate giving access back to the front of the home and a entrance at the back from Carpark into Rear Garden





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315799 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/HER315799](http://connells.co.uk/Property/HER315799)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)