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1A The Vines, Grandstand Road, Hereford, HR4 9NW

'Situated to the north of Hereford City in a popular residential location, a two bedroom, end of terrace home with the added benefit of gas central heating, double glazing, views across Hereford Racecourse, mature and private established rear garden area with its own side access and allocated parking'

NO ONWARD CHAIN

£185,000 (Freehold)

Residential Sales and Lettings

1A The Vines, Grandstand Road, Hereford, HR4 9NW

LOCATION

The property is set to the north of Hereford City in the popular residential location of Grandstand Road. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is an end of terrace two bedroom home with the benefit of gas central heating, double glazing, a mature, well established and private rear garden being of a comparatively generous size and having the benefit of its own private side path. Allocated parking. The accommodation comprises recessed entrance porch, entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Recessed Entrance Porch

With double glazed panelled entrance door giving access to the entrance hall.

Entrance Hall

With panelled radiator, access to the kitchen and sitting room.

Kitchen

2.39m (7'10) x 2.29m (7'6)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units. Larder cupboard, space for cooker, plumbing and space for washing machine, space for fridge and vinyl flooring.



Sitting Room

5.08m (16'8) x 3.56m (11'8) (maximum)

With rear aspect double glazed patio doors giving access to the garden, panelled radiator, thermostat for the central heating, telephone point, television point and stairs leading to the first floor.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, smoke alarm and doors to bedrooms and shower room.

Bedroom 1

3.91m (12'10) x 2.59m (8'6)

With rear aspect double glazed window with view across Hereford Racecourse, panelled radiator and cupboard housing the Worcester gas central heating boiler.

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Bedroom 2

3.58m (11'9) x 2.01m (6'7) (maximum)

With front aspect double glazed window and panelled radiator.



Shower Room

With front aspect double glazed window with suite comprising double shower cubicle with electric shower, shower boarding surround, low flush wc, vanity wash hand basin, shaver point, panelled radiator and vinyl flooring.



OUTSIDE:

To the front of the property a path gives access to the front door with shrub border and a private side path continues to a gate giving access to the rear garden. To the rear of the property the private garden area is mainly laid to lawn with mature trees and shrubs and is of a comparatively good size. It is enclosed by fencing and hedging to provide a degree of privacy.

Located a short distance away is an allocated parking space in the parking area.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout take the first exit onto Newtown Road. Continue along Newtown Road to the roundabout and take the first exit onto Grandstand Road. Follow the road and after approximately half a mile the property is located on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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20th September 2024
ID39277

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

