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71 Grosmont Grove, Newton Farm, Hereford, HR2 7EG

'A well proportioned, two bedroom, inner terrace home, located on the southern outskirts of Hereford'

£167,500 (Freehold)

Residential Sales and Lettings

71 Grosmont Grove, Newton Farm, Hereford, HR2 7EG

LOCATION

Grosmont Grove is an established residential cul-de-sac located on the edge of Newton Farm which lies on the south of the city. The locality is served by a range of amenities with a supermarket at nearby Belmont. 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

71 Grosmont Grove is an inner terrace, well proportioned home, which is provided with a gas fired central heating system and double glazed windows. At the front there is parking space and to the rear there is an enclosed garden area. The property would benefit from some refitting and in more detail it comprises:

ON THE GROUND FLOOR:

Entrance Hall

1.83m (6'0) x 1.83m (6') (approximately)

Approached through a double glazed door with adjacent double glazed windows, stairway off, wall mounted thermostat, dado rail, radiator and glazed panelled door to the:

Living Room

6.45m (21'2) x 3.3m (10'10) (narrowing to 6'10)

With a double glazed window to the front, double glazed sliding patio door overlooking the rear garden and with dado rail, two radiators and fireplace with gas fire on a hearth. With glazed panel door to:



The Kitchen

2.64m (8'8) x 2.13m (7'0)

With a double glazed window to the rear and fitted base cupboards with working surfaces over, tiled surrounds and eye level cabinets. Tiled floor, breakfast bar, recess, eye level cabinets and further recess.



ON THE FIRST FLOOR:

Landing

With dado rail, door to deep boiler cupboard with wall mounted gas fired combination boiler providing central heating and domestic hot water and having doors to:

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Bedroom 1

3.76m (12'4) x 3.66m (12')

With a double glazed window to the front, radiator, access hatch to loft space and with doors to a wardrobe cupboard and further wardrobe cupboard (5'6 x 3'4) with a double glazed window.



Bedroom 2

3.35m (11'0) x 2.74m (9')

With a double glazed window to the rear and radiator.

Bathroom

2.06m (6'9) x 1.85m (6'1)

With suite comprising bath with mixer tap and having an electric shower over. Pedestal wash basin, low level wc, double glazed window, part tiled surrounds, extractor unit and radiator.



OUTSIDE:

The property has the benefit of a tarmacadam driveway.

At the front of the property is a lawn garden area and there is a door to a passageway which provides a second means of access to the rear garden. The rear garden is approximately 28' long by 18' wide and comprises a patio area and lawn together with garden store. The rear garden is enclosed by mixed fencing.



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COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

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

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the second exit into Belmont Road. Proceed to the outskirts of the city and turn left into Southolme Road and continue into Waterfield Road. Proceed into Treago Grove and follow through into Brampton Road and then turn right into Grosmont Grove. Continue along Grosmont Grove and Number 71 will be identified by the agents for sale board.

FOR FURTHER INFORMATION

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

7th May 2025

ID20805

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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 D. 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		86 B
69-80	C		
55-68	D	67 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