



42 GOODRICH GROVE

HEREFORD HR2 7DB

£225,000
FREEHOLD

Situated south of Hereford City, a modern three bedroom end terraced house offering ideal first time buyer/family accommodation. The property benefits from gas central heating, double glazing, a downstairs w/c, allocated parking and an enclosed rear garden. A viewing is highly recommended.



42 GOODRICH GROVE

- Modern end terraced house
- Three bedrooms
- Allocated parking & enclosed rear garden
- South of Hereford City
- Ideal first time buyer/ family accommodation
- Must be viewed



Ground floor

Canopy entrance porch with door leading into the

Entrance hallway

With matwell, radiator, ceiling light point, carpeted stairs leading up and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window, radiator, wall mounted fuse box, vinyl flooring.

Kitchen/dining room

Fitted with high gloss matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, four ring electric hob and electric oven with extractor over, integrated appliances to include fridge/freezer, washer/dryer and dishwasher. Ample space for dining, double glazed window to the front aspect, radiator, two ceiling light points and door into the

Living room

With fitted carpet, radiator, ceiling light point and double glazed french doors out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors to

Bedroom one

A light and airy bedroom with two large double glazed windows to the front aspect, fitted carpet, ceiling light point, radiator, airing cupboard housing the gas central heating boiler and two double built in wardrobes.

Bedroom two

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

Bedroom three

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

Bathroom

Three piece white suite comprising panelled with mains fitment shower head over, low flush w/c, pedestal wash hand basin with tiled splash back, radiator, double glazed window and vinyl flooring.

Outside

To the test there is a paved patio area with pathway leading to the side access gate. The remainder of the garden is laid to lawn with a small area of stone and outside wooden storage shed. The garden is enclosed by fencing. To the front there are two allocated parking spaces and pathway leading to the side access gate.

Directions

Proceed south out of Hereford along Belmont Road taking the left hand turning onto Goodrich Grove, immediately taking the first right turn continuing onto Goodrich Grove, the property is then situated on the left hand side.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432)
355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering

Prospective purchasers will be asked to produce
identification, address verification and proof of funds at
the time of making an offer.

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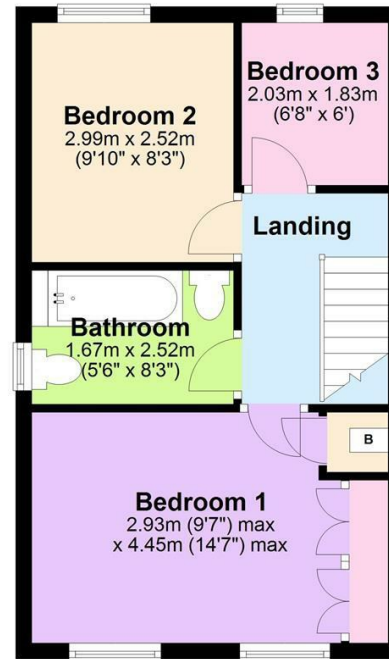
Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



First Floor

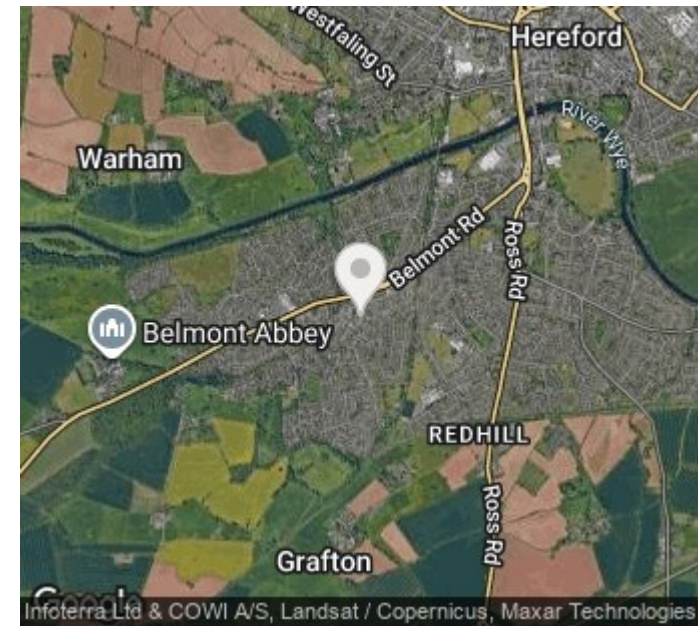
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Total area: approx. 68.9 sq. metres (741.5 sq. feet)

42 Goodrich Grove, Hereford

EPC Rating: C Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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