



40 GRANDISON RISE

TUPSLEY, HEREFORD HR1 1PP

£225,000
FREEHOLD

Situated in this popular residential location, a well presented three bedroom mid terraced house offering ideal first time buyer/ family accommodation. The property which benefits from gas central heating, double glazing, off road parking & an enclosed low maintenance rear garden also comprises a spacious lounge/dining room & kitchen to the ground floor with three bedrooms and bathroom to the first floor. A viewing is highly recommended.



40 GRANDISON RISE

- Mid terraced house • Ideal first time buyer/ small family home • Off road parking & enclosed rear garden • Popular residential location • Must be viewed! • Three bedrooms



Ground floor

With entrance door leading into the

Entrance porch

With space for coats and shoes and entrance door leading into the

Entrance hallway

With wood effect flooring, ceiling light point, carpeted stairs leading up with useful under stair storage, radiator, smoke alarm and doors leading into the

Lounge/dining room

A spacious room with dual aspect windows to the front and rear aspect, ample space for both living and dining with two radiators, wood effect flooring and two ceiling light points.

Kitchen

A fitted kitchen with matching wall and base units, ample work surface space over with tiled splash backs, stainless steel sink and drainer unit, space for a freestanding electric cooker, under counter space for washing machine and fridge, useful pantry cupboard, door in to the lounge/dining room and door out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, radiator,

central heating thermostat and doors leading into

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, airing cupboard housing the gas central heating boiler and built in single wardrobe.

Bedroom two

With fitted carpet, radiator, ceiling light point, double glazed window with views towards green space to the front aspect and useful built in single wardrobe.

Bedroom three

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and useful built in storage cupboard.

Bathroom

A three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator, double glazed window and vinyl flooring.

Outside

To the front there is a good sized driveway providing off road parking. To the rear there is a good sized paved patio area with a good sized decked seating area, an area of lawn, two brick

built storage sheds, enclosed by fencing and with rear access gate.

Directions

Proceed north out of Hereford City along Commercial Road, continuing over the railway bridge to Aylestone Hill. At the mini-roundabout turn right onto Folly Lane and then take the first left onto Whittern Way. After approximately half a mile turn left into Grandison Rise.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

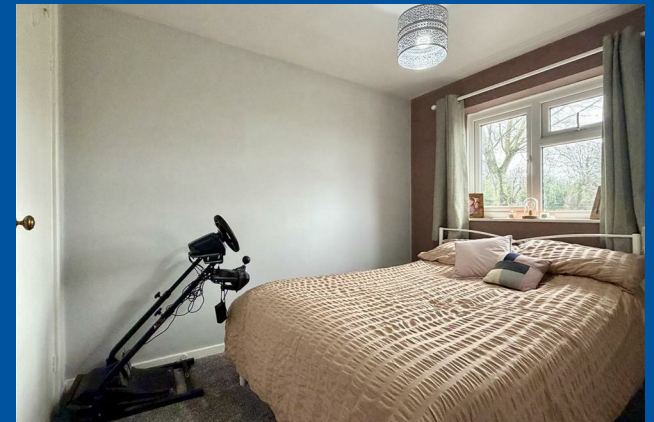
Tenure & Possession

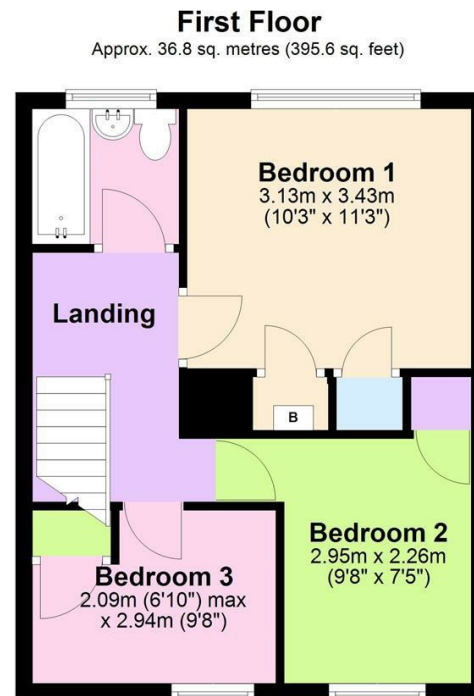
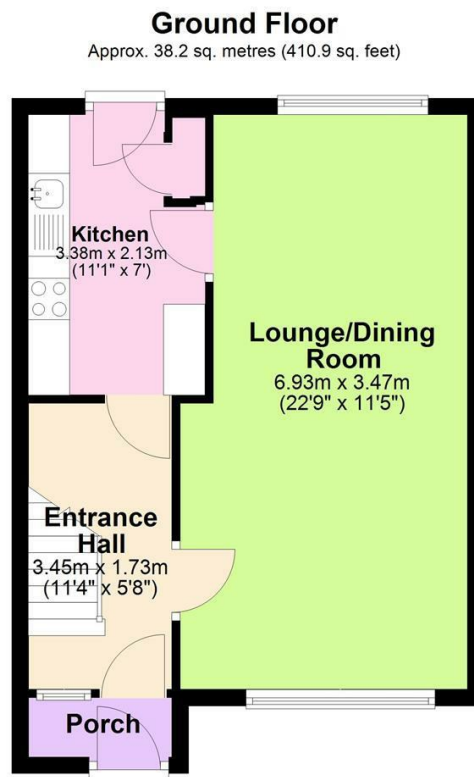
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent
(01432) 355455.

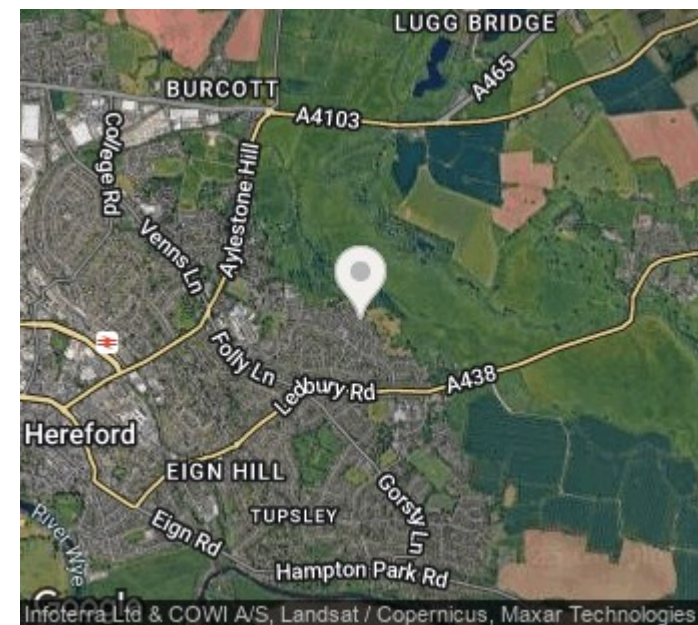
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Total area: approx. 74.9 sq. metres (806.5 sq. feet)

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		
(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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

