



25 Field Grove View, Hereford, HR1 1AW



Sunderlands
Residential Rural Commercial



**25 Field Grove View
Hereford
HR1 1AW**

Summary of Features

- Semi detached bungalow
- Two bedrooms
- Private garden and driveway parking
- Two reception rooms
- No onward chain
- Sought after residential location

Asking Price £225,000

Positioned in the sought-after area of Victoria Park, Hereford, this semi-detached dormer bungalow offers a delightful opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned reception rooms and two inviting bedrooms. The property may require some updating, allowing you to personalise the space to your taste and style. Outside, you will find a lovely garden, ideal for enjoying the fresh air or hosting gatherings with family and friends. The driveway offers parking for two vehicles, adding to the convenience of this delightful home. With no onward chain, this property is ready for you to move in and make it your own.

Location

The property is located in the popular Victoria Park residential district which lies to the north of Hereford City. There are a range of amenities located on the College Estate 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.

Accommodation

Entrance hall

The entrance hall provides a welcoming first impression and offers access to the principal ground floor rooms. A staircase rises to the first floor.

Lounge

The lounge is a generous, well-proportioned space, enhanced by a large front-facing window that fills the room with natural light. A central gas fireplace provides a welcoming focal point, creating a warm and inviting atmosphere while still leaving ample room for comfortable seating and entertaining.

Dining room

The dining room sits directly beside the kitchen, creating an easy, natural flow between cooking and gathering. Wide double doors line the far wall of the dining space, opening straight out to the garden.

Kitchen

The kitchen is fitted with a range of matching wall and base units, providing ample storage and a cohesive finish. An integrated oven with gas hob is neatly incorporated, with space available for additional white goods. A sink and drainer unit is positioned beneath a rear-facing window, allowing for plenty of natural light, while a side access door offers convenient entry to the garden.

Bathroom

Fitted with a three-piece suite comprising a wash hand basin, low-level WC, and a bath with shower over. Obscure side-aspect window.

First floor

Bedroom one

A double bedroom featuring a front-aspect Velux window, built-in wardrobes, and a dedicated dressing table area.

Bedroom two

A double bedroom with rear aspect velux window, space for free standing furniture and built in wardrobe.

Outside

The front garden is mainly laid to lawn and complemented by a large driveway, providing off-road parking for up to two vehicles. To the rear, the tiered garden is thoughtfully arranged with patio areas, ideal for outdoor seating and entertaining. It is fully enclosed by fencing and includes a useful garden shed for additional storage.

Services

Mains gas, electric, water and drainage are connected to the property.
Broadband availability: Ultrafast 8000 Mbps.

Council tax band

Herefordshire council tax band - B

Tenure

Freehold





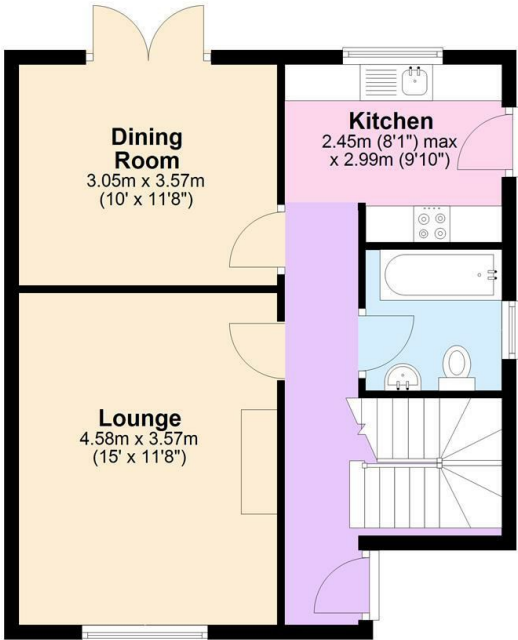
Directions

From Hereford City Centre, take Commercial Road (A438) towards Worcester. Beyond the traffic lights turn left into Barrs Court Road. At the roundabout at the end, take the second exit onto College Road. After ½ a mile, turn right into Field Grove View, following signs for Victoria Park. Turn right again onto Field Grove View and follow the road around the bend, where the property can be found on the left-hand side.

Anti-money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti money Laundering Regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

Ground Floor



First Floor



Total area: approx. 80.0 sq. metres (861.6 sq. feet)



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		
	71	78
EU Directive 2002/91/EC		
England & Wales		

Sunderlands Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk
Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk
www.sunderlands.co.uk



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

