



## 122 GRANDSTAND ROAD

HEREFORD HR4 9NR

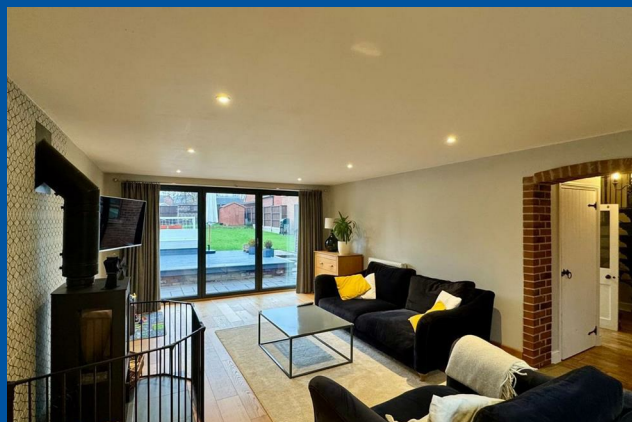
£345,000  
FREEHOLD

Situated in this popular residential location, an immaculately presented and thoughtfully extended three bedroom semi detached cottage dating back to the 1800's. The property which is set across three floors benefits from a modern kitchen & bathrooms, spacious reception rooms, driveway parking and a large rear garden. A viewing is highly recommended.



# 122 GRANDSTAND ROAD

- Immaculately presented throughout • Popular residential location • Three bedroom semi detached house • Thoughtfully extended • Driveway parking & good sized rear garden • Must be viewed!



## Ground Floor

With upvc entrance door leading into the

### Entrance Porch

With tiled floor, double glazed window to the front aspect, space for coat and shoe storage with wooden door leading into the

### Dining Room

With wood effect flooring, two feature timbers, ceiling light points, two radiators, double built in storage cupboard with additional large storage cupboard, double glazed window to the front aspect, feature spiral staircase leading to the first floor and doors into

### Kitchen

A modern fitted grey high gloss kitchen with matching wall and base units, work surface space over, 1 1/2 bowl sink and drainer unit, integrated dishwasher, integrated fridge/freezer, feature range master cooker with gas hob and electric oven with extractor hood over, tiled floor, velux window, radiator, ceiling light points and additional recess spotlights, window and door out to the rear garden with door leading into the downstairs bathroom.

### Lounge

A large light and airy space with dual aspect allowing for plenty of natural light, with wood effect flooring, recess spotlights, two radiators, double glazed window to the front aspect, a feature woodburning stove with tiled hearth and feature bi-folding doors leading out to the fantastic rear garden.

## Downstairs Bathroom

A three piece suite comprising p shaped panelled bath with mains fitment rainfall shower head over, wash hand basin with storage below, low flush w/c, radiator, tiled floor, recess spotlight and double glazed window.

### First floor landing

With fitted carpet, radiator, ceiling light point and doors leading into

### Dressing Area

With fitted carpet, ceiling light point, radiator, double glazed window overlooking the rear garden, two double built in wardrobes, carpeted stairs leading to the second floor/ bedroom three with useful under stair storage cupboard, a door then leads into the

### Main Bedroom with En-suite

A large main bedroom with recess spotlights, fitted carpet, radiator, double glazed window to the front aspect, feature wood panelling and exposed brickwork with wood pocket door leading into the Luxury en-suite

Comprising a large walk in shower with tiled surround and mains fitment rainfall shower head over, feature freestanding bath, toilet, radiator, twin sinks set on a bespoke counter surface and double glazed window to the rear aspect.

### Bedroom Two

A good sized double bedroom with two double built in wardrobes, ceiling light point, radiator and double glazed window to the front aspect.



### Bedroom Three (second floor)

With fitted carpet, two wall lights, radiator, access door into the eaves storage and large velux window.

### Outside

To the rear a good sized private rear garden with a paved patio leading from the lounge with a step up to a raised decked area with fitted seating. There is an iron gate leading to the side access perfect for bin storage with wooden gate to the front. The remainder of the garden is laid to lawn and enclosed by fencing with outdoor lighting and a good sized wooden storage shed. Two useful outside taps. To the front a brick paviour driveway providing off road parking part enclosed by brick walling and with access gate to the rear.

### Directions

From Hereford City Centre proceed west along Whitecross road and at the roundabout take the fourth exit onto Yazor Road. Continue to the roundabout and turn left into Grandstand Road. Continue along Grandstand Road and the property is situated on the right hand side as indicated by the agents for sale board.

### 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.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

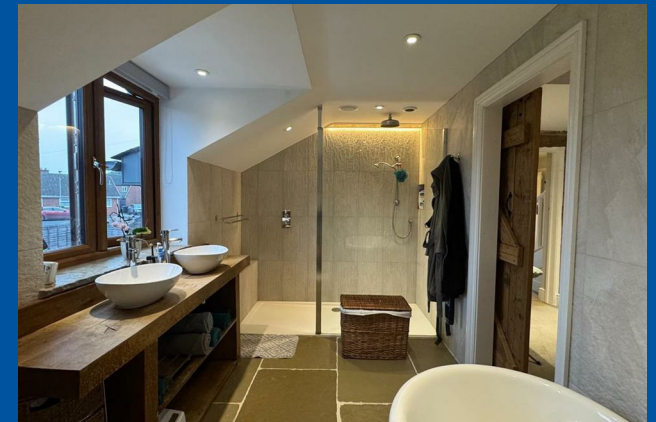
### Tenure & Possession

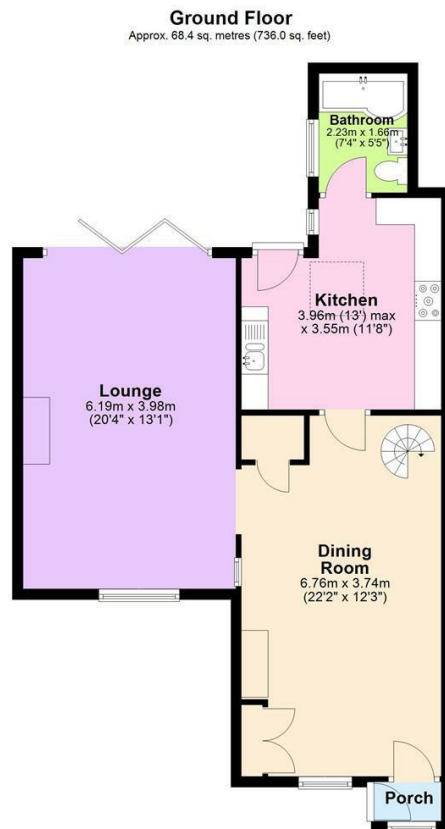
Freehold - vacant possession on completion.

### Viewing Arrangements

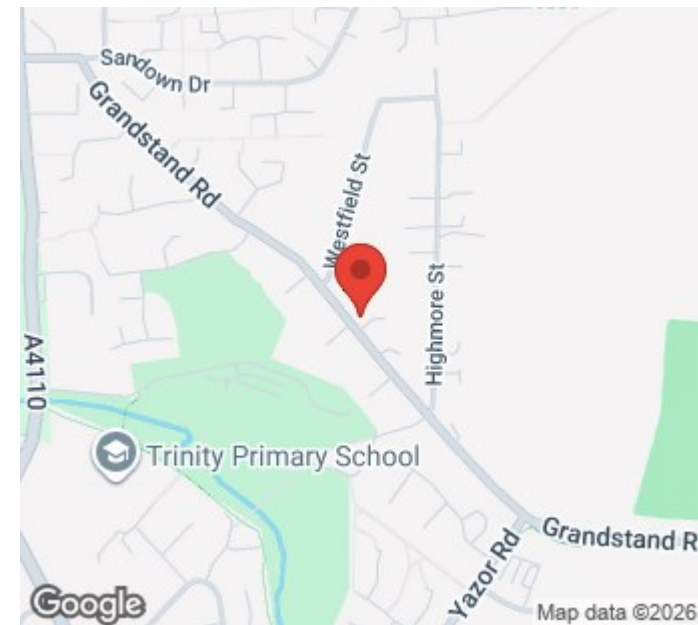
Strictly by appointment through the Agent (01432) 355455.

## 122 GRANDSTAND ROAD





Total area: approx. 134.1 sq. metres (1444.0 sq. feet)



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

**EPC Rating: D Council Tax Band: C**

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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