Trivett Hicks

271 Grandstand Road, Hereford, HR4 9PY

Asking Price £320,000

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Trivett Hicks is pleased to offer this four bedroom detached property, in need of some improvement throughout. The property is situated to the northern side of Hereford city in this popular residential area.

Local amenities include post office stores, public house/restaurant, Hereford Racecourse, supermarkets and a regular bus service to the city centre.

The property comprises entrance hall, cloakroom, living room, dining room, conservatory, fitted kitchen all to the ground floor. To the first floor four bedrooms and a family bathroom.

The property benefits from gas central heating, enclosed rear garden, off road parking for several cars and two separate garages.

FULL DETAILS

ENTRANCE HALL
TV point, power point, feature stone fireplace with stone hearth and wooden mantle over, stairs, door to:

CLOAKROOM
Obscure double glazed window to the side aspect, fitted with two piece suite comprising wash hand basin tiled splashbacks, low-level WC and oak style vinyl flooring.

LIVING ROOM 18'1" x 16'2" (5.50m x 4.93m)
Double glazed bay window to the front aspect, stone feature fireplace with stone slab hearth with inset electric fire and wooden mantel over, double radiator, power points, door to:

FITTED KITCHEN 7'1" x 11'1" (2.16m x 3.39m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and dishwasher, fitted eye level electric oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, oak style vinyl flooring, serving hatch to dining room, door to:

CONSERVATORY 12'6" x 7'8" (3.83m x 2.35m)
Windows to the rear and side aspects, radiator, power points, glazed obscure door to the rear garden.

DINING ROOM 10'2" x 7'11" (3.10m x 2.42m)
Radiator, parquet flooring, power points, serving hatch to kitchen, door to:

UTILITY AREA 9'1" x 8'8" (2.77m x 2.65m)
Base units with stainless steel sink unit, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, glazed window to the rear aspect, power points, wall mounted Ideal gas boiler serving heating system and domestic hot water, door leads through to garage area.

GARAGE 16'6" x 8'8" (5.03m x 2.66m)
Obscure glazed window to the side aspect, up and over door and power points.

GARAGE 16'7" x 8'1" (5.06m x 2.48m)
Up and over doors to the front and rear and power points.

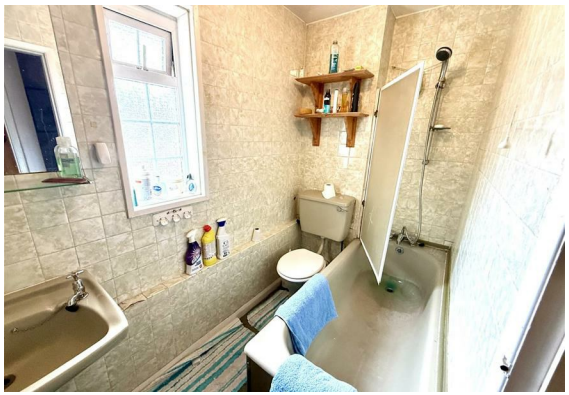
LANDING
Power point, access to the roof space.

BEDROOM ONE 11'9" x 11'1" (3.59m x 3.39m)
Double glazed windows to the front aspect, fitted bedroom suite with a range of wardrobes with full-length mirrored sliding doors, radiator, power points, wash hand basin and built in shower cubical housing shower, door to:

BEDROOM TWO 10'2" x 9'10" (3.09m x 2.99m)
Double glazed window to the rear aspect, fitted bedroom suite, airing cupboard, radiator, power points, door to:

BEDROOM THREE 8'11" x 7'10" (2.71m x 2.38m)
Double glazed window to the front aspect, radiator, power point and door to:

BEDROOM FOUR 7'2" x 9'1" (2.19m x 2.78m)
Double glazed window to the rear aspect, radiator and power points, door to:



BATHROOM
Obscure double glazed window to the side aspect, radiator, suite comprising pedestal wash hand basin, low level Wc, panelled bath with tap shower attachment over, shower screen, door to:

OUTSIDE
The property is approached by driveway providing off road parking for several cars, this then leads to two separate garages with up and over doors, having power and light. To the rear garden laid to gravel for easy maintenance with paved slabbed area bordering. The whole of the rear garden is predominately enclosed by wooden panelled fencing.

TENURE
Freehold

COUNCIL TAX ( )
Band D £2556.44 (2026 2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council Tel no: 01432 260000

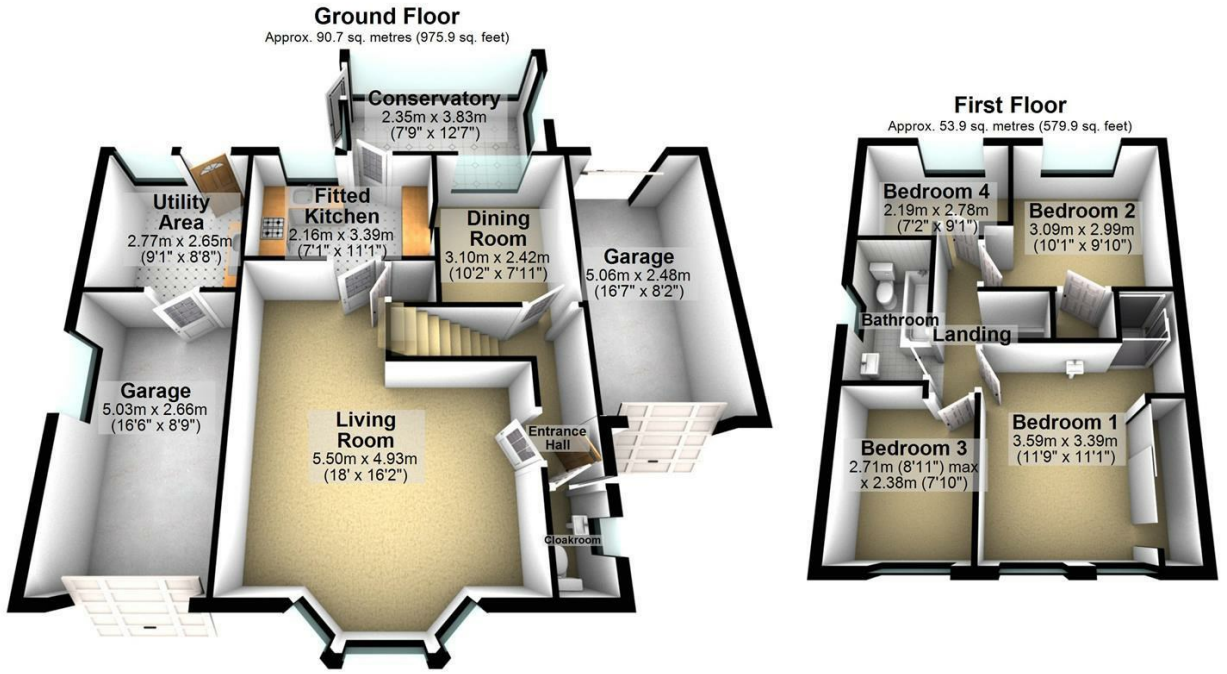
TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

DIRECTIONS
Proceed out of Hereford on Edgar Street, at the roundabout turn left into Newtown Road. Proceed along Newtown Road at the next roundabout turn left into Grandstand Road. Continue along the Grandstand Road fro some distance and just after passing the turn to Connaught Place, the property will be seen shortly after on the left hand side.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

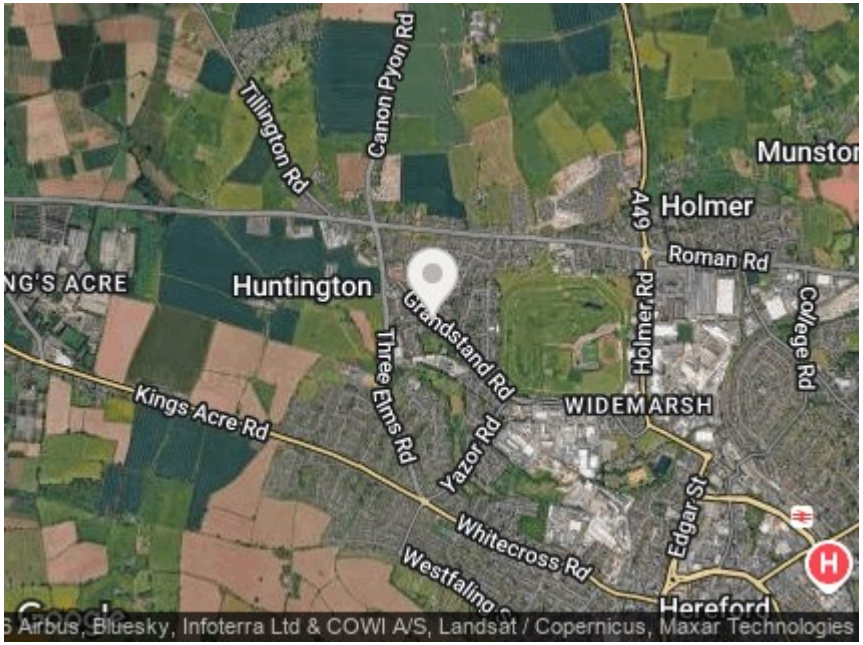
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

Floor Plan

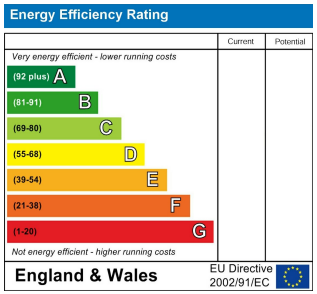


Total area: approx. 144.5 sq. metres (1555.9 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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