



73 GRANDSTAND ROAD HEREFORD HR4 9NE

Asking Price £159,950
FREEHOLD

Situated in this convenient location a short distance from Hereford City Centre, a 2/3 bedroom end terraced house requiring modernisation throughout but offering ideal first time buyer/ small family accommodation. The property has the added benefit of two reception rooms, gas central heating, 2/3 bedrooms and a good sized rear garden. A viewing is highly recommended.



73 GRANDSTAND ROAD

- Good sized rear garden
- 2/3 bedrooms
- Must be viewed
- Convenient location close to the City
- Requires modernisation
- No onward chain
- End terraced house



Ground floor

Sliding door into entrance porch with door leading into

Living room

With carpet, bay window to the front aspect, radiator, space for wood burning stove with wooden mantle above and tiled hearth, coving, door into the inner hallway with stairs leading up and opening into a second inner hallway with understair storage space currently utilised as a home office space.

Dining room

With coving, radiator, window, feature fireplace, door to the kitchen and door to the stairs leading up

Kitchen

With fitted base units, work surface space, stainless steel sink and drainer unit, space for electric cooker, space for free standing fridge/freezer, under counter space for washing machine, radiator and doors to

Bathroom

With bath and tiled surround, low flush w/c, wash hand basin, two windows, ceiling light point, radiator

Rear porch

With power, space for tumble dryer, water tap, windows and doors to the rear aspect

First floor landing

With carpet, loft hatch, and openings to

Bedroom 1

With window to the front aspect, radiator, built in storage cupboard over the stairs

Bedroom 2

With radiator, window to the rear aspect and step down to

Bedroom 3

With radiator, window to the rear aspect and wall mounted gas central heating boiler

Outside

To the front as small courtyard with iron railings and gate leading to the front door and pathway to the side providing access to the rear. To the rear a good sized garden split in to two sections enclosed by fencing and iron gates with a variety of mature trees and ornamental shrubs. There is a green house, outside wooden garden room which could be utilised as an office/games room, the rear garden is enclosed by fencing.

Agents note

The two neighbouring properties have a right of access across the garden of no.73.

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.

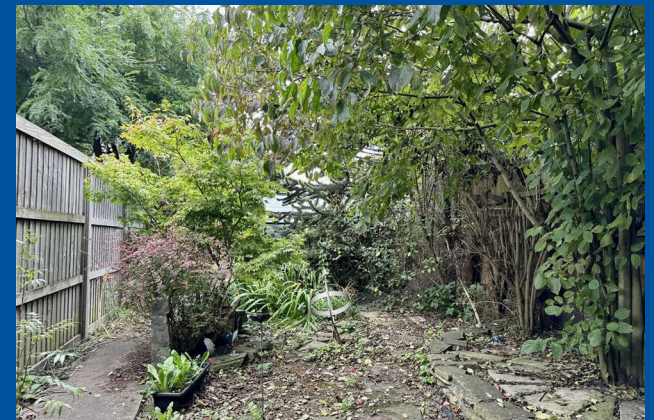
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

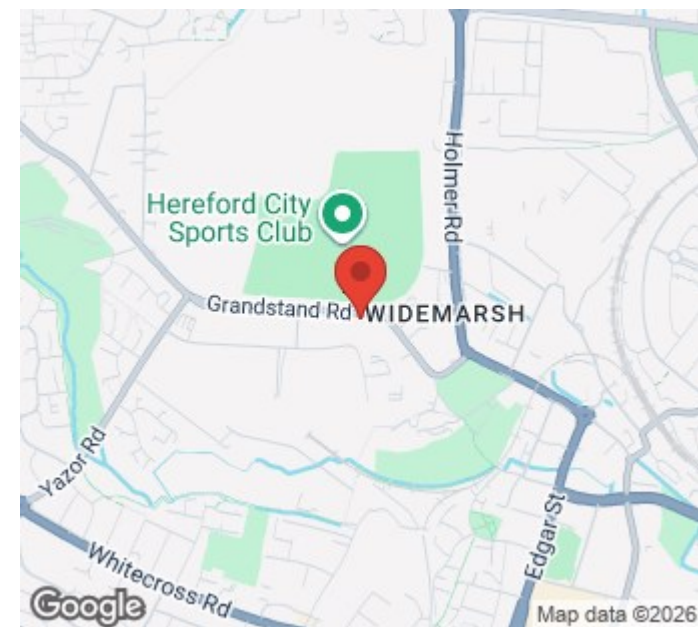
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73 Grandstand Road, Hereford

EPC Rating: E Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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