



67 Grandison Rise, Hereford, HR1 1PR



Sunderlands
Residential Rural Commercial



**67 Grandison Rise
Hereford
HR1 1PR**

Summary of Features

- End terraced property
- Three bedrooms
- Two reception rooms
- Generous plot with off road parking
- Close to local amenities
- No onward chain

Asking Price £245,000

Situated in the sought-after area of Tupsley, Hereford, this brilliant end-terrace home offers an excellent opportunity for first-time buyers, families, or investors. The property benefits from well-designed living space, featuring two reception rooms, three well-proportioned bedrooms, and a family bathroom. Externally, a generous garden offers ideal outdoor space, while off-road parking adds further convenience. Well positioned close to local amenities, schools, and transport links, this home combines comfort with practicality. Offered with no onward chain, this is a fantastic opportunity to move straight in and make it your own.

Location

The property is situated to the north-east of Hereford, within the well-established and sought-after Tupsley district. The area benefits from a range of local amenities, together with a selection of well-regarded primary and secondary schools in close proximity. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, along with a choice of further education options including Hereford Sixth Form College and Herefordshire and Ludlow College. The city also provides convenient access to both bus and railway stations.

Accommodation

Entrance hall

The entrance hall serves as a welcoming introduction to the home, providing access to all principal ground floor rooms, with stairs rising to the first floor.

Living room

The living room is a bright and welcoming space, designed for both comfort and style. Natural light fills the room, creating an airy atmosphere that makes it perfect for relaxing or entertaining. At its heart sits a central gas fire with an elegant stone surround, providing a warm and attractive focal point. Bi-fold

doors seamlessly connect the space to the dining room, allowing for an open, flowing layout while still offering the option to separate the areas when desired.

Dining room

The dining room continues the home's sense of light and flow, offering a versatile space that adapts effortlessly to both everyday family meals and larger gatherings. With a pleasant outlook over the rear garden, it provides a calming backdrop that enhances the dining experience, while also allowing natural light to filter through. Direct access to the kitchen ensures practicality and ease when hosting.

Kitchen & rear porch

The kitchen is well-designed and practical, featuring a range of wall and base units with ample worktop space. It includes a sink with drainer, undercounter space for a dishwasher and fridge freezer, and provision for an electric oven. A rear porch provides additional storage or space for white goods, along with convenient access to the garden.

First floor

Bedroom one

Bedroom one is a spacious double, featuring a built-in wardrobe and a front aspect window allowing for plenty of natural light.

Bedroom two

Bedroom two is also a comfortable double, benefiting from a built-in storage cupboard and a rear aspect overlooking the garden.

Bedroom three

Bedroom three is a well-proportioned single, with space for freestanding furniture and a front aspect window.

Bathroom

Fitted with a modern three piece suite which includes, walk in shower cubicle, wash hand basin and low level WC.



Outside

The front and side aspects of the property are attractively enclosed by mature hedging, providing a good degree of privacy. A pathway leads to the front entrance, while the remaining front and side gardens are predominantly laid to lawn, complemented by a variety of well-established shrubs, bushes, and flowering plants. There is convenient access along one side of the property leading to the rear. Towards the back, off-road parking is available for one vehicle. The rear garden is mainly laid to patio, offering an ideal space for outdoor entertaining, with additional room for potted plants and decorative arrangements. The garden is fully enclosed by a combination of brick wall and fencing, and benefits from rear access. There is also space for an outdoor shed, alongside a range of useful outbuildings.

Services

We understand all mains services are connected to the property.

Council tax band

Herefordshire council tax band - B

Tenure

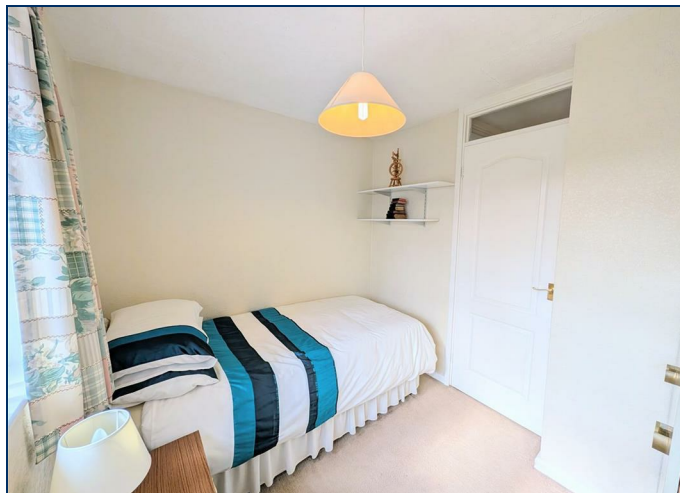
Freehold.

Directions

From Hereford centre proceed along Commercial Road, passing Morrisons on the left and over the railway bridge and up Aylestone Hill. At the mini roundabout, take the right turn into Folly Lane, passing Herefordshire colleges and take the left turn into Whittern Way. Follow Whittern Way down through a series of bends, pass the first turning into Grandison Rise and take the second turning and after a short distance the property will be seen on the right hand side, as indicated by the agents For Sale board.

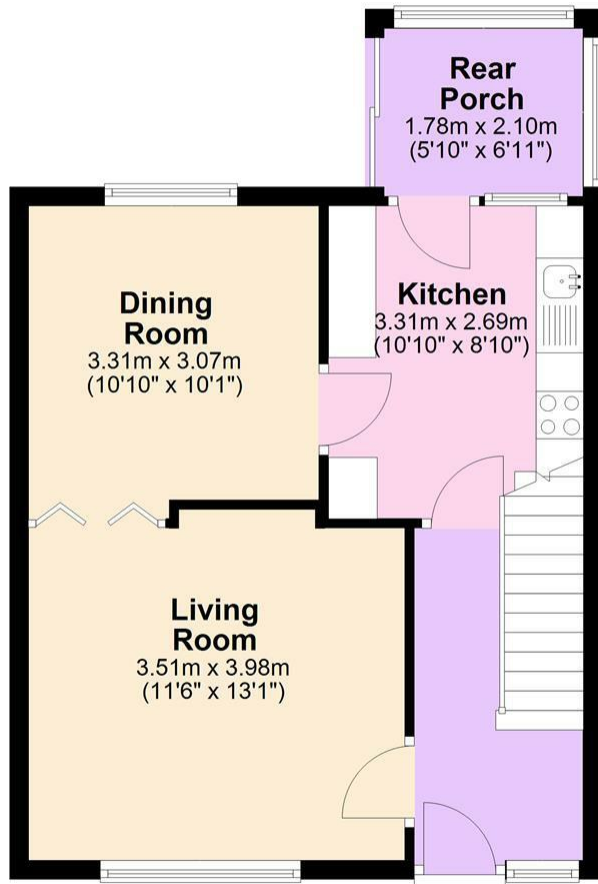
Anti money laundering

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.

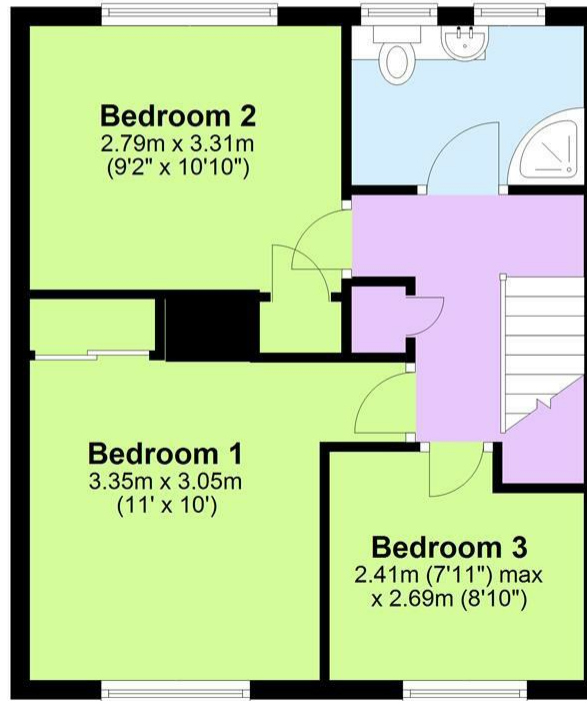




Ground Floor



First Floor



Total area: approx. 85.1 sq. metres (916.2 sq. feet)

Sunderlands

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Energy Efficiency Rating

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

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.