



195 GRANDSTAND ROAD HEREFORD HR4 9NP

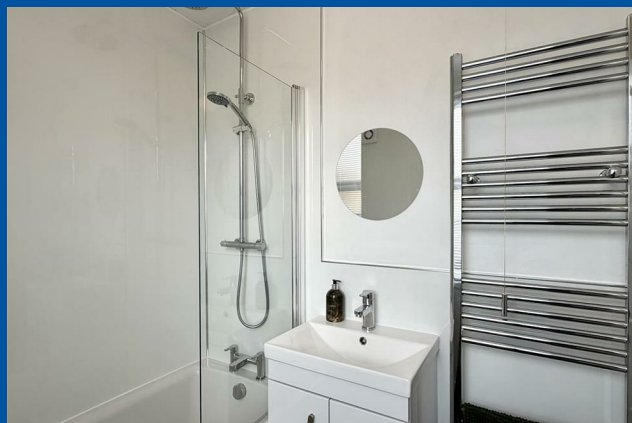
£250,000
FREEHOLD

Situated in this popular residential location, a recently refurbished and immaculately presented three bedroom end terraced property offering ideal first time buyer/ small family accommodation. Benefitting from gas central heating & double glazing, the property also benefits from driveway parking, a good sized rear garden, modern kitchen and bathroom and a viewing is highly recommended.



195 GRANDSTAND ROAD

- End terraced home
- Ideal for a first time buyer/ small family
- Refurbished throughout
- Driveway parking & large garden
- Immaculately presented
- Three bedrooms, modern bathroom & kitchen



Ground Floor

With composite entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, carpeted stairs leading up, central heating thermostat, useful storage cupboard and doors leading to

Living Room

With wood effect flooring, ceiling light point, radiator, dual aspect double glazed windows to the front and rear with feature fireplace and surround.

Kitchen/Breakfast Room

An immaculately refurbished kitchen comprising matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, four ring gas hob with electric oven below and cooker hood over, integrated dishwasher, space for a freestanding fridge/freezer, useful under stair pantry cupboard, cupboard housing the fuse box and electric meter, two double glazed windows and door out to the rear garden, tiled floor, ceiling light point and radiator.

Bathroom

Modern three piece white suite comprising panelled bath with mains fitment rainfall shower head and panelled surround, vanity wash hand basin with storage below, low flush w/c, chrome heated towel

rail, frosted double glazed window to the front aspect with fitted blind, tiled floor and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window and doors to

Bedroom One

A spacious main bedroom with fitted carpet, dual aspect double glazed windows to the front and rear with views across the rear garden and Hereford racecourse to the front, ceiling light point, radiator, airing cupboard housing the gas central heating boiler and useful storage cupboard over the stairs.

Bedroom Two

A second double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Three

A single bedroom or home office space with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Outside

To the front, there is a low maintenance stoned driveway providing off road parking, a separate paved pathway leads to the front door and a separate pedestrian access gate leads to the side access. To the rear there is a large south west facing garden with paved patio area perfect for entertaining and with a large area of lawn enclosed by fencing.

Agents Note

The neighbouring property has a right of access across the rear of no.195.

Directions

From Hereford, proceed west along Whitecross Road, at the roundabout take the fourth exit right onto Yazor Road and continue to the end, at the roundabout take the first exit left and the property is situated a short distance up on the left hand side as indicated by the Flint & Cook 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.

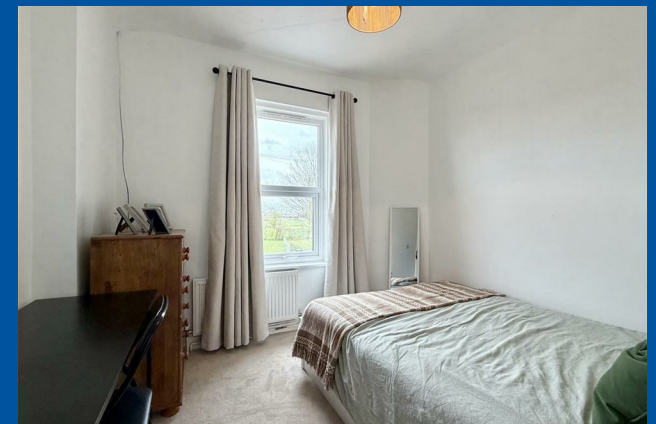
Tenure & Possession

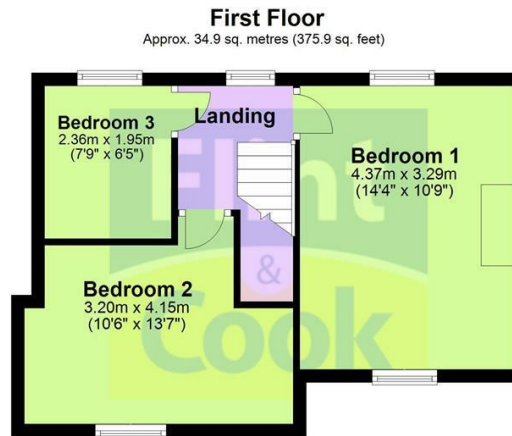
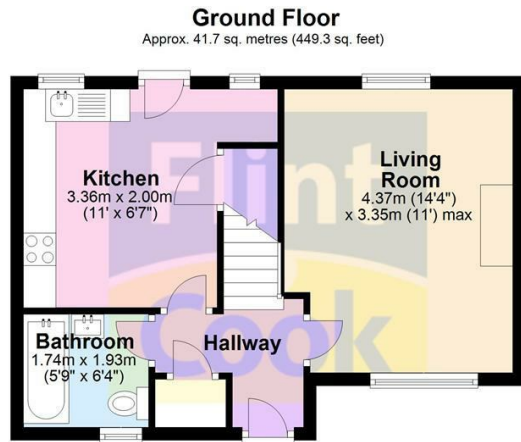
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

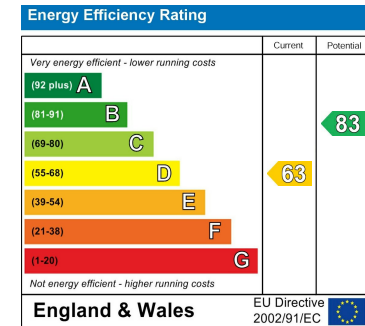
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Total area: approx. 76.7 sq. metres (825.2 sq. feet)

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



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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