



8 GROSVENOR PLACE

BOBBLESTOCK, HERFORD HR4 9QB

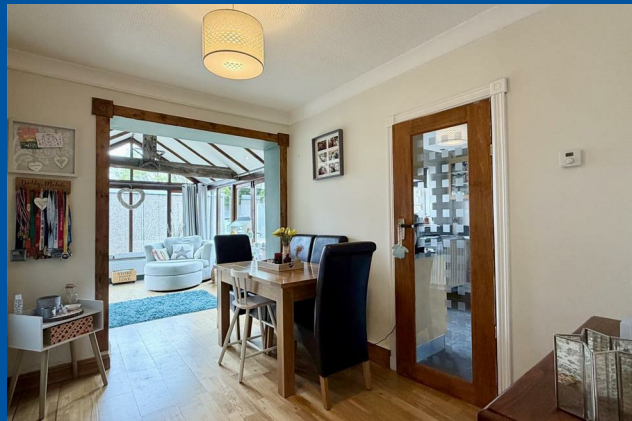
£330,000
FREEHOLD

Situated on this quiet cut-de-sac within the popular residential location of Bobblestock, a well presented and extended four bedroom detached home offering ideal family accommodation. The property which offers three/four receptions to the ground floor with kitchen/breakfast room and a downstairs W/C with four bedrooms, bathroom and en-suite shower room to the first floor. A viewing is highly recommended.



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- Ideal family home
- Four bedrooms, two bathrooms, downstairs W/C
- Spacious accommodation with three/four receptions
- Ample driveway parking
- Popular residential location
- Detached house



Ground Floor

With canopy porch and upvc entrance door leading into the

Entrance Hall

With wood effect flooring, recess spotlights, radiator, carpeted stairs leading up and doors into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, recess spotlights, tiled floor, wall mounted fuse box and single glazed window.

Dining Room

With wood flooring, radiator, ceiling light point, coving, door leading into the kitchen and large opening into the family room.

Kitchen/Breakfast Room

Fitted with matching wall and base units, work surface space over with tiled splash backs, sink and drainer unit, integrated four ring electric hob with oven below, under counter space for dishwasher, integrated under counter freezer, space for an American style fridge/freezer, useful breakfast bar, two further storage cupboards, double doors into the lounge and door and window out to the rear garden.

Living Room

With fitted carpet, radiator, central ceiling light, coving and double glazed bay window to the front aspect.

Family Room

With wood flooring, two radiators, recess spotlights,

double glazed windows and french doors out to the rear garden and door into the

Playroom (rear of the garage)

With wood effect flooring, recess spotlights, radiator, space and plumbing for washing machine, window to the rear and door into the

Garage Store

With fitted carpet, ceiling light point and ample storage space. The garage has been boarded from the inside meaning the front up and over door is not currently in use.

First Floor Landing

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

Main Bedroom with En-suite

A spacious double bedroom with fitted carpet, two double glazed windows to the front aspect, radiator, central ceiling light and additional recess spotlights, an opening leads into the Wet room

With large walk in shower with tiled surround and floor, mains fitment shower head over, wash hand basin, chrome heated towel rail and extractor.

Bedroom Two

With fitted carpet, radiator, ceiling light point, loft hatch, double glazed windows to the rear aspect and fitted wardrobes with sliding doors.

Bedroom Three

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Four

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with panelled surround and mains fitment rainfall shower head over, wash hand basin with tiled splash back and storage below, low flush w/c, window, ceiling light point and chrome heated towel rail.

Outside

To the rear there is a low maintenance garden laid to patio with steps leading to a further patio area and small area of lawn enclosed by fencing. To the front three is a large stoned driveway providing off road parking for several vehicles. There is a side access gate leading to the rear and access to the garage with up and over door to front (currently not in use).

Directions

Proceed west out of Hereford along the Whitecross Road. Take the 3rd exit at the Monument roundabout onto Three Elms Road. After approximately a mile turn right onto Grandstand Road, take the 1st right (opposite the Co-Op supermarket) continuing on Grandstand Road, and then take the 2nd right into Grosvenor Place.

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.

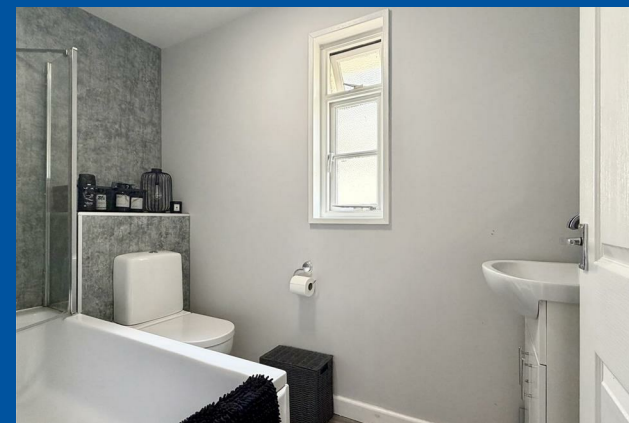
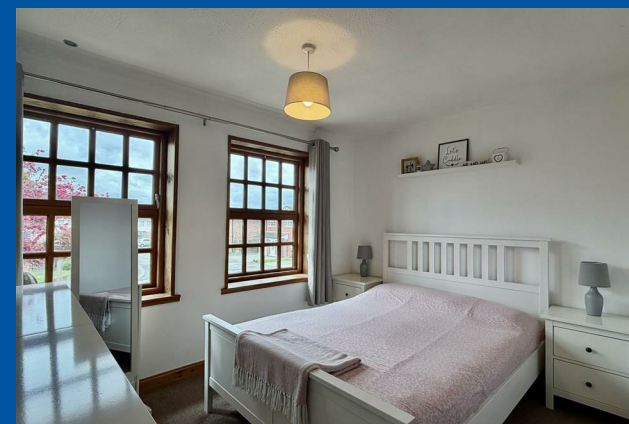
Tenure & Possession

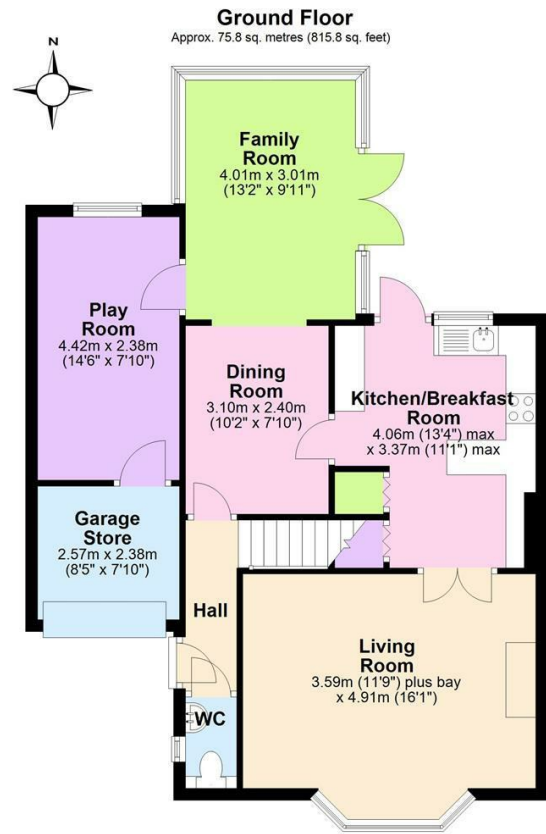
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

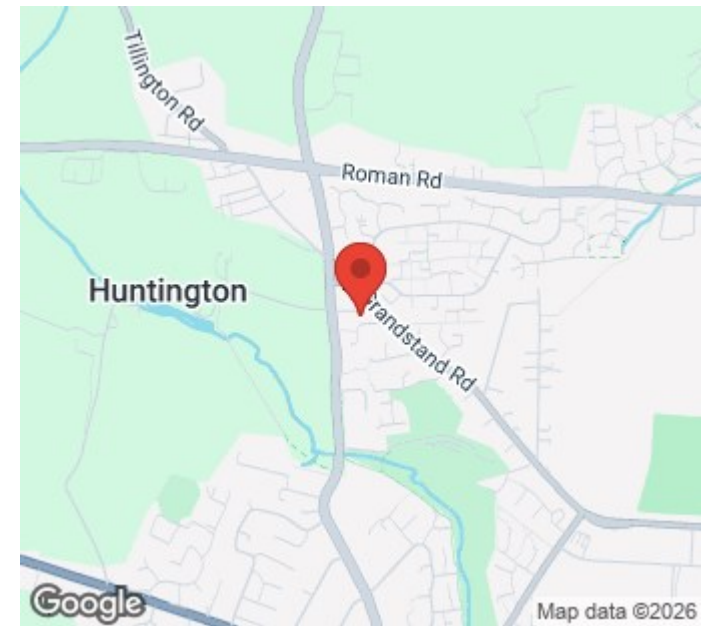
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Total area: approx. 121.1 sq. metres (1303.6 sq. feet)
8 Grosvenor Place, Bobblestock, Hereford

EPC Rating: C Hereford Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(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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