



21 Brighton Grove, Hereford, HR4 9TS



Sunderlands
Residential Rural Commercial



**21 Brighton Grove
Hereford
HR4 9TS**

Summary of Features

- End terraced property
- 2 double bedrooms
- Parking and garden
- Local to amenities and schooling
- Gas heating and double glazing
- No onward chain

Asking Price £195,000

Situated in the sought-after Bobblestock area of Hereford, this charming end-terrace home is ideal for first-time buyers or investors. The property offers two well-sized bedrooms, a welcoming reception room, a practical bathroom, and parking for one vehicle. Conveniently located close to local amenities and good schools, it also benefits from no onward chain, ensuring a smooth and speedy purchase. An excellent opportunity in a popular residential location.

Location

Bobblestock is a popular residential area located approximately one and a half miles from Hereford city centre. The area benefits from a good range of local amenities, including schools, a supermarket, doctor's surgery, public house, and regular bus services providing easy access into the city centre.

Accommodation

Entrance hall

The entrance hall provides a welcoming first impression and offers access to the principal ground floor rooms. A staircase rises to the first floor, while a useful fitted cupboard is neatly positioned for additional storage.

Kitchen

The kitchen is fitted with a range of matching wall and base units, providing practical storage throughout. There is space for a freestanding electric or gas oven with hob, complemented by an extractor fan above. A sink and drainer unit is set beneath a front-facing window, allowing for plenty of natural light, and there is additional space available for further white goods.

Living room

The spacious lounge flows seamlessly out to the rear garden, creating an easy connection between indoor comfort and outdoor living. At its heart, a

central gas fire provides a warm focal point, perfect for relaxing or entertaining year-round. A discreet storage cupboard keeps the area clutter-free, while there's ample room to accommodate dining furniture, making the space ideal for both everyday use and hosting guests.

First floor

Bedroom one

A double bedroom with space for free standing furniture and rear facing window.

Bedroom two

A double bedroom with front facing window, two built in storage cupboards and space for other free standing furniture.

Bathroom

Fitted with a three piece suite to include, wash hand basin, low level WC and bath with shower over.

Outside

The garden offers a true blank canvas, predominantly laid to lawn and providing plenty of scope for landscaping or personalisation. Immediately to the rear of the property is a small patio area, ideal for outdoor seating or entertaining. A pathway leads through the garden to a useful storage shed, while the entire space is securely enclosed by fencing. Side access connects the garden to the front of the property, adding both convenience and practicality.

Services

Mains gas, electric, water and drainage are connected to the property.

Council tax band

Herefordshire council tax band - B

Tenure

Freehold






Directions

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the third exit onto Three Elms Road, proceed past Whitecross school and The Range, then take the right hand turning for Sandown Drive, then take the first left onto Kempton Avenue, follow the road round to the right and take the right hand turn into Brighton Grove and the property is situated a short distance on the left hand side.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply 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.

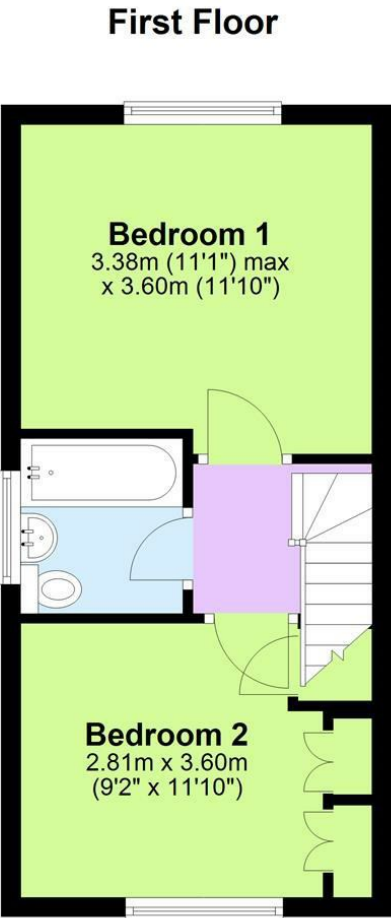
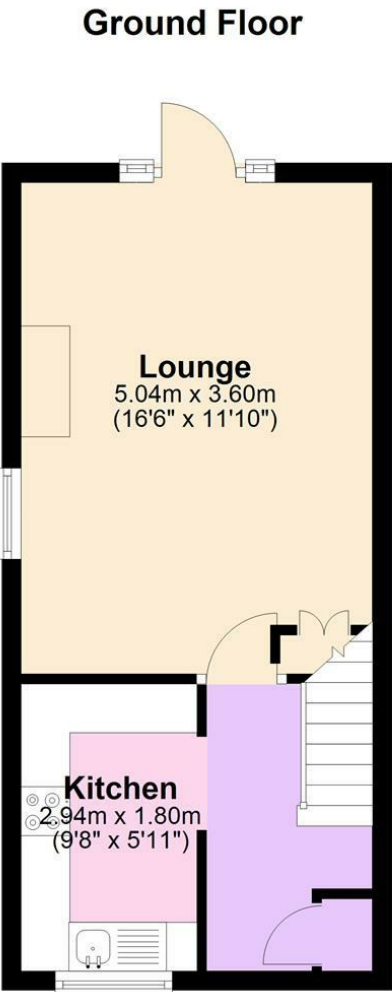


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Sunderlands Hereford Branch
 Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
 3 Pavement House, The Pavement,
 Hay on Wye, Herefordshire HR3 5BU
 Tel: 01497 822 522
 Email: hay@sunderlands.co.uk
www.sunderlands.co.uk



Total area: approx. 57.6 sq. metres (620.3 sq. feet)

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.