



24 GROVE ROAD

HEREFORD HR1 2QP

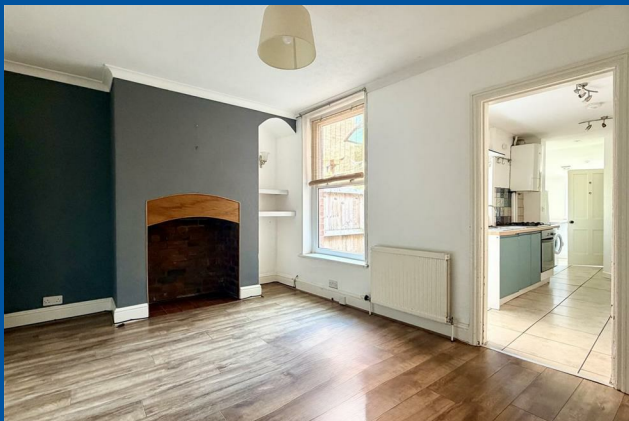
£240,000
FREEHOLD

Situated in the sought after residential location of St James, a fantastic two double bedroom terraced period home being sold with no onward chain and offering an ideal purchase for a first time buyer or those looking to downsize. The property offers spacious accommodation and benefits from two receptions, a useful utility area and downstairs wet room, two double bedrooms, a full family bathroom, loft room and a useful cellar offering further potential. A viewing is highly recommended.



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- Sought after location • Sold with no onward chain! • Ideal first time buyer home • Two bedrooms, two bathrooms and useful loft room • Period terraced home • Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Hall

With mat-well, wood effect flooring, ceiling light point, coving, radiator, door with steps leading down to the cellar and further doors leading to

Living Room

With wood effect flooring, central ceiling light, coving, radiator, double glazed bay window to the front aspect and coal effect gas fireplace with feature surround.

Dining Room

With wood effect flooring, central ceiling light and three further wall lights, radiator, and closed fireplace with brick surround and tiled hearth, double glazed window to the rear aspect, carpeted stairs leading up and an opening into the

Kitchen

Fitted with a range of wall and base cupboards, ample work surface space with tiled splash backs, four ring gas hob and electric oven, 1 1/2 bowl sink and drainer unit, wall mounted gas central heating boiler, double glazed window and door leading out to the rear, radiator, two ceiling light points and opening into the

Utility

Comprising fitted work surface space with under counter space for washing machine and tumble dryer, space for a freestanding fridge/freezer, two double glazed windows, tiled floor and door into the

Downstairs Wet Room

Comprising a walk in shower with mains fitment shower head and panelled surround, wash hand basin with storage below, low flush w/c, recess spotlights and chrome heated towel rail.

Cellar

With carpet, radiator, light, power, wall mounted fuse box and meters.

First Floor Landing

With fitted carpet, ceiling light point and doors to

Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator, feature fireplace, two double glazed windows to the front aspect, double fitted wardrobe and access door leading to a staircase up to the loft room.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, feature fireplace and door with staircase leading to the useful loft room.

Bathroom

A full suite comprising panelled bath with part tiled surround, fitted shower cubicle with electric mains fitment shower head over and panelled surround, low flush w/c, wash hand basin, useful airing cupboard, radiator and double glazed window.

Loft Room

With carpeted stairs leading up, two velux windows and two ceiling light points.

Outside

To the rear there is a small courtyard garden laid to patio and artificial lawn enclosed by fencing and brick walling with a border of plants and shrubbery and useful rear access gate.

Directions

Proceed east out of Hereford city centre on Blueschool Street, continuing to Bath Street and St. Owen Street then take the first right into Grove Road.

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.

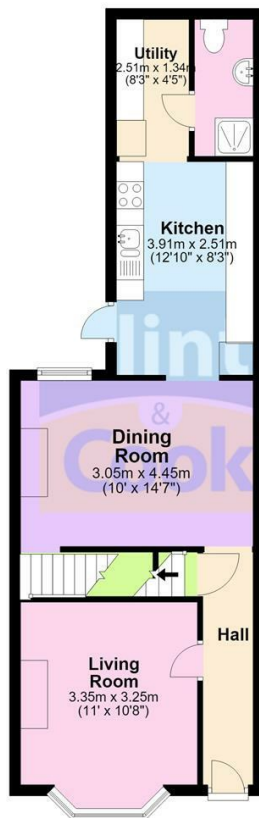
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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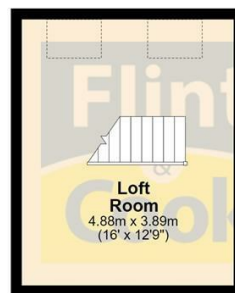
Ground Floor
Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.2 sq. feet)



Second Floor
Approx. 18.9 sq. metres (204.0 sq. feet)



Total area: approx. 129.2 sq. metres (1390.5 sq. feet)



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

EPC Rating: E Hereford 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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