



## 2 GROVE ROAD ST JAMES, HERFORD HR1 2QP

£210,000  
FREEHOLD

Peacefully situated in this highly sought after central location, an older-style 2 bedroom end of terrace house offering ideal first-time buyer accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas-central heating, generously sized living accommodation, private rear garden and we recommend an internal inspection.



## 2 GROVE ROAD

- Convenient central location
- Older style end of terrace house
- 2 reception rooms, kitchen & cellar
- 2 good sized bedrooms
- Private rear garden
- Ideal for first-time buyers



### Recessed Porch

With partially glazed entrance door through to the

### Reception Hall

With exposed floorboards, radiator, decorative arch, door leading to the cellar and then door to the

### Sitting Room

With exposed floorboards, radiator, display shelving, open fireplace and bay window to the front aspect.

### Dining Room

With radiator, window to the rear, wall mounted gas fire (not tested), picture rail, stairs to the first floor and door to the

### Kitchen

With butler style sink and mixer tap, base cupboards with solid wood work surfaces, space for further units and appliances, double glazed window to the rear, window and door to the side, radiator and wall mounted gas central heating boiler.

### Cellar

Steps from the hallway lead down to the cellar which provides ample storage space and scope to convert (subject to the necessary consent).

### First Floor Landing

With access to

### Bedroom 1

With 2 sash windows to the front aspect, radiator, space for wardrobes and a built-in corner wardrobe.

### Bedroom 2

With exposed floorboards, radiator, useful corner cupboard/wardrobe and a sash window to the rear.

### Bathroom

With bath, wash hand basin, low flush WC, sash window to the rear, exposed floorboards, radiator and airing cupboard.

### Outside

To the immediate rear of the property there is a paved patio area leading on to the remainder of the garden, which is mainly laid to lawn and enclosed by walling and fencing for privacy and with a 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.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band 'B' - £1,199 for 2025/2026  
Water and drainage rates are payable.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Residential lettings & property management

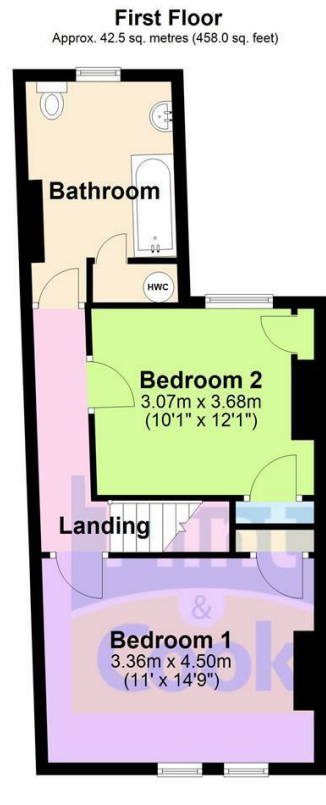
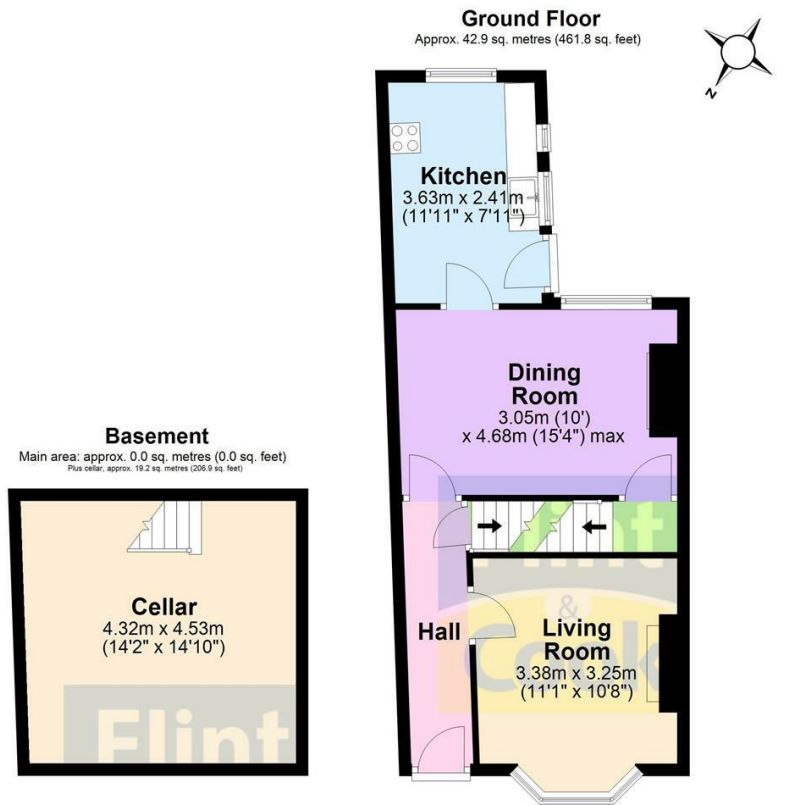
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 2 GROVE ROAD





Main area: Approx. 85.4 sq. metres (919.8 sq. feet)  
Plus cellar, approx. 19.2 sq. metres (206.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: E 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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