



6A Graftonbury Mews Grafton Lane
Hereford HR2 8BN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £300,000

A MODERN TWO BEDROOM DETACHED CHALET BUNGALOW having a HIGH SPECIFICATION MODERN FINISH with EXQUISITE DESIGN FEATURES such as VAULTED CEILING with FULL LENGTH WINDOW IN THE LIVING AREA, VIEWS OVER SURROUNDING COUNTRYSIDE, situated in a PEACEFUL HAMLET, all being offered with NO ONWARD CHAIN.

Hereford offers a wide range of shops, restaurants and leisure activities within the town, centred around its beautiful cathedral in the heart of the city.

The area boasts stunning walks and views along the River Wye, alongside excellent local amenities including hospitals, doctors' surgeries and community centres.

Hereford also benefits from a train station with direct links to major cities such as Cardiff, Manchester, Birmingham, and London. Access to the motorway network is via junction 4 of the M50 at Ross-On-Wye or via junction 7 near Worcester.





Entrance via composite front door with frosted side panels leads into:

ENTRANCE HALL

9'4 x 7'5 (2.84m x 2.26m)

Radiator, laminate floor, Openreach point, USB power points, spot lighting, door to boiler cupboard housing Worcester gas fired boiler, further laundry cupboard with plumbing for washing machine and shelving, sliding door into:

KITCHEN

10'0 x 9'10 (3.05m x 3.00m)

Modern fitted kitchen with base and wall mounted units, laminate worktops and tiled splash backs, integrated Bosch oven with four ring gas hob and extractor fan over, integrated fridge / freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, front aspect window with fitted blinds, inset spot lighting, opening through into:

LIVING AREA

15'3 x 13'8 (4.65m x 4.17m)

Laminate flooring, radiator, open understairs area, spot lighting, feature vaulted ceiling to the rear with full height, glazed rear wall with double opening French doors to garden.

BEDROOM 2

11'1 x 9'10 (3.38m x 2.74m 3.05m)

Single radiator, inset spot lighting, rear aspect window and half glazed door to the garden.

BATHROOM

9'7 x 6'4 (2.92m x 1.93m)

Jack and Jill entrance from bedroom 2 and entrance hall, P shaped bath with mixer tap, inset overhead shower system, WC, wash hand basin with mixer tap, chrome heated towel rail, inset spot lighting, front aspect frosted window with fitted blinds.

FROM THE LOUNGE, A TURNING STAIRCASE GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Access to roof space, double doors to eaves storage space, rear aspect roof light.

BEDROOM 1

13'0 x 10'0 (3.96m x 3.05m)

Radiator, spot lighting, TV point, two rear aspect roof lights.

FAMILY BATHROOM

9'7 x 6'4 (2.92m x 1.93m)

P shaped bath with mixer tap, electric shower over, WC, wash hand basin and mixer tap, tiled splashbacks, extractor fan, heated towel rail, rear aspect roof light.

OUTSIDE

To the front of the property, a pathway leads to the front entrance, bordered by purple slate beds, outdoor lighting and outside tap. Gated access on both sides of the property leads to the rear gardens. To the rear, the property features a block-paved seating area, outdoor power points and outside lighting, alongside a laid AstroTurf lawn. The garden is fully enclosed with fencing, with picket fencing at the rear that opens out to pleasant countryside views beyond. There are two allocated parking spaces located in the residents car park, which is in close distance to the property.

AGENT'S NOTE

Maintenance charges - £550 per annum for treatment plant and car park maintenance.

The current vendors have successfully let the property out as a holiday home for approximately £1,000 per week.

SERVICES

Mains, electric, water and gas. Treatment plant.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Hereford, head south on the A49 Ross Road, for about 2 miles, then turn right onto Grafton Lane shortly after the ambulance station. Follow the lane for about half a mile into Grafton, then turn left into Graftonbury Mews just after Graftonbury Court. The property can be located within the small courtyard area marked by our 'For Sale' board.

what3words //doll.hurray.lonely

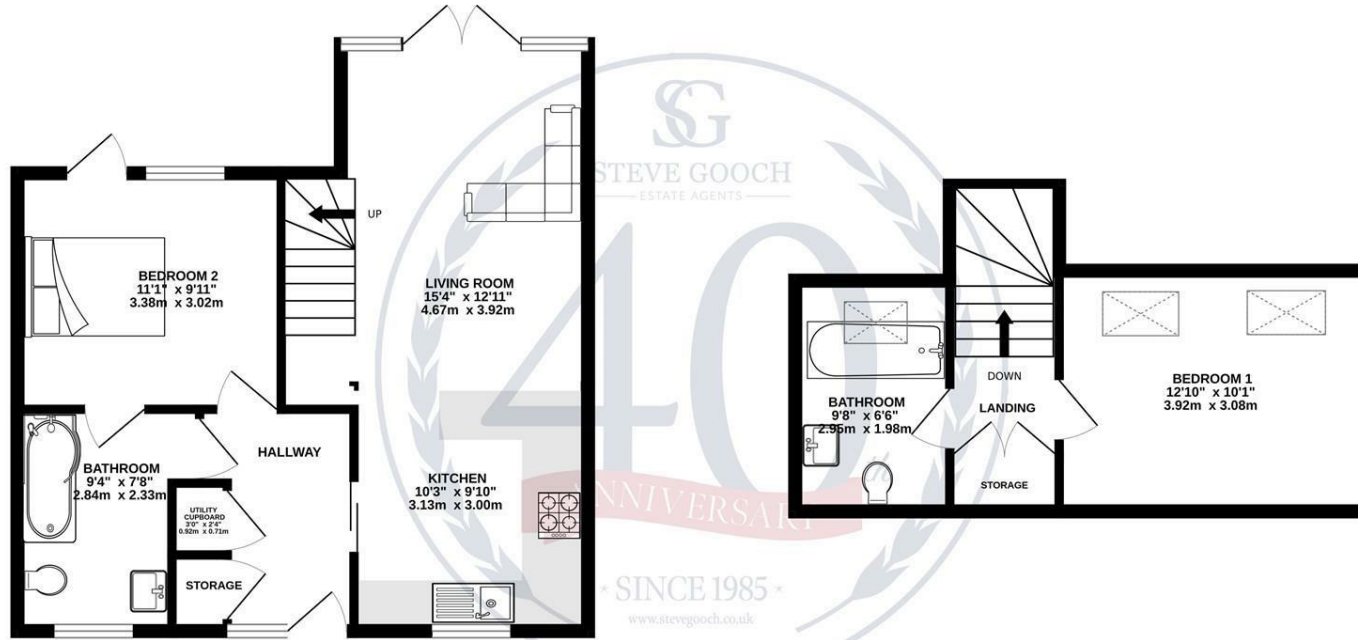
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR

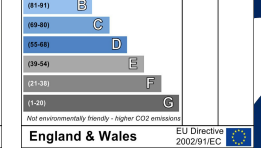
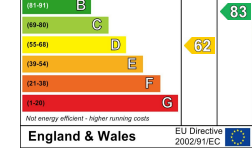
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) D
(55-68) D			(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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