



5 GRANARY GROVE

HEREFORD HR2 6RZ

Asking Price £235,000
FREEHOLD

Situated on this popular residential development south of Hereford City, a spacious three bedroom terraced home offering an ideal purchase for a first time buyer or family. The property which benefits from two receptions, a kitchen/diner and downstairs cloakroom to the ground floor, with three bedrooms, one en-suite and bathroom to the first floor. The property also benefits from a low maintenance south facing garden, a single garage and off road parking. A viewing is highly recommended.



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- Modern terraced house • Three bedrooms, one en-suite • Two receptions & kitchen/diner • Garage, parking & low maintenance garden • Ideal first time buyer/family home • Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, smoke alarm, radiator, carpeted stairs leading up, useful cloak cupboard and doors into the

Living Room

A spacious light and airy living space with wood effect flooring, two ceiling light points, coving, radiator, useful under stair storage cupboard, double glazed window to the front aspect and double glazed french doors to the rear.

Kitchen/Dining Room

Comprising a range of fitted wall and base units with ample workspace space over, there is a stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with oven below, under counter space and plumbing for a washing machine and dishwasher, there is space a freestanding fridge/freezer, ample space for a winding table, radiator, two double glazed windows to the front aspect and three ceiling light points.

Study

A fantastic and flexible space currently set up as a home office with wood effect flooring, ceiling light point, radiator and double glazed french doors out to the rear garden.

Downstairs W/C

Comprising a low level w/c, a pedestal wash hand basin

with tiled splash back, wood effect flooring, radiator, double glazed window.

First Floor Landing

With fitted carpet, a ceiling light point, double glazed window, radiator, airing cupboard and doors to

Bedroom One with En-suite

A spacious main bedroom with central ceiling light, radiator, fitted carpet, double glazed window to the front aspect, ample space for wardrobes and a door into the en-suite shower room comprising a large walk in shower with tiled surround, pedestal wash hand basin, low level w/c, radiator and double glazed window.

Bedroom Two

A second spacious double with fitted carpet, ceiling light point, radiator, two double glazed windows to the front aspect and ample space for wardrobes.

Bedroom Three

A good sized third bedroom comprising fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin, low flush w/c, radiator, double glazed window and ceiling light point.

Outside

To the front there is a small area of lawn enclosed by hedging with steps leading to the front door. To the rear

there is a south facing low maintenance paved courtyard style garden with a feature brick wall. A short walk from the property is the single garage with up and over door with tarmac driveway to the front.

Directions

Proceed south out of Hereford city centre on the A49 (Ross Road) and at the traffic lights turn left onto Bullingham Lane, proceed to the roundabout taking the first exit onto Staddlestone Circle and then the first left onto Waggoners Way, proceed to the end and take the right hand turning for Granary Grove.

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

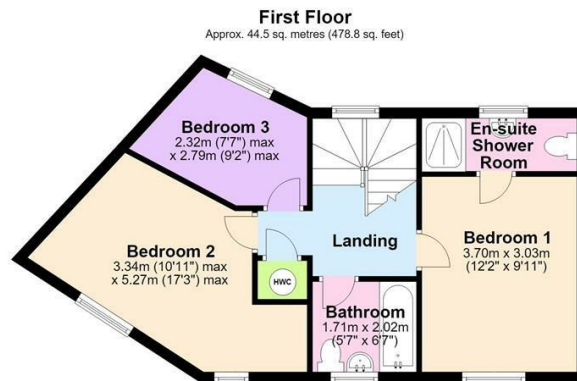
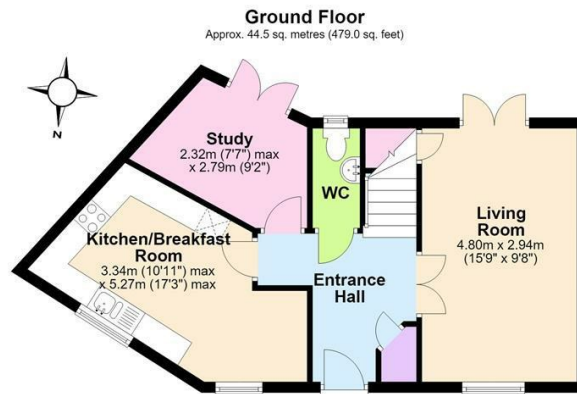
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 89.0 sq. metres (957.9 sq. feet)

5 Granary Grove, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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	

EPC Rating: C Hereford Council Tax Band: C

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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