



42 Grandstand Road, Hereford, HR4 9NF



Sunderlands
Residential Rural Commercial



**42 Grandstand Road
Hereford
HR4 9NF**

Summary of Features

- Victorian semi-detached home
- 3 double bedrooms with addition of loft room
- Expansive property spanning 1800 sqft
- Private rear garden
- Spacious and flexible living accommodation
- Sought-after residential location

Guide Price £350,000

Situated on the desirable Grandstand Road in Hereford, this charming Victorian home, built in 1897, offers an impressive living space spanning over 1,800 square feet. Rich in character while thoughtfully updated for modern living, the property boasts three spacious double bedrooms, providing ample room for family or guests. In addition, there is a versatile loft room currently utilised as a fourth bedroom, offering further potential for personalisation to suit your needs. At the heart of the home is a stylish open-plan living area, creating a seamless flow between the kitchen, dining, and lounge spaces. This contemporary layout enhances the sense of space and makes the property ideal for entertaining friends and family alike. Perfectly positioned for families, the property is conveniently located close to a range of well-regarded local schools, including the highly sought-after Holmer CofE Academy, which has been rated "Outstanding" by Ofsted. Outside, the property benefits from a private garden, perfect for enjoying the fresh air or hosting summer barbecues. There is also a garage and parking for one car, ensuring both convenience and security. Combining period charm, comfort, style, and practicality, this delightful home is an excellent choice for those seeking a well-appointed residence in a sought-after location. Whether you are a growing family or simply looking for a spacious retreat, this beautiful Victorian property is sure to impress.

Location

Grandstand Road is a well-positioned residential location in Hereford, offering convenient access to both the city centre and a wide range of local amenities. The property is within easy walking distance of Hereford city centre, where you will find an excellent selection of shops, restaurants, cafés, bars, and everyday conveniences, along with superb transport links including Hereford railway station. Widemarsh Common is also nearby, providing an attractive open green space ideal for walking, recreation, and outdoor leisure activities. Families are particularly well catered for, with several highly regarded primary schools close by, making the area especially appealing for those with children. The property also benefits from close proximity to Hereford Racecourse, a popular local venue hosting a variety of events throughout the year. Overall, the location offers an excellent balance of convenience, green spaces, and well-regarded local amenities.

Accommodation

The well-presented accommodation is as follows:

Ground floor and Cellar

Entering through the porch, you are welcomed into a spacious and inviting hallway, setting the tone for the character and warmth found throughout the home, while providing access to the first floor accommodation. The ground floor flows beautifully into a generous open-plan living and dining room, creating a bright and sociable environment perfectly suited to modern family living, entertaining guests, or simply relaxing together at the end of the day. An opening leads through to the stylish kitchen breakfast room, thoughtfully designed to serve as the heart of the home, with ample space for cooking, informal dining, and everyday family life. Velux windows set within the ceiling flood the space with natural light, enhancing the bright and airy feel throughout. A door from the kitchen provides internal access to the garage, offering plentiful storage space and benefitting from a newly installed electric roller door, adding both practicality and convenience. From the breakfast room, stairs descend to the useful cellar, currently utilised as a study space and for storage, offering excellent versatility and further potential for a hobby area or additional accommodation, subject to requirements. To the rear of the property, a porch area provides access to the garden and also benefits from a convenient downstairs W/C. The accommodation continues into a wonderful garden room, flooded with natural light and offering a versatile additional reception space, perfect as a family room, home office, playroom, or peaceful retreat overlooking the garden. Patio doors open directly onto the recently replaced decking area, creating an ideal setting for outdoor dining, summer entertaining, and enjoying the private garden space.

First floor and loft room

The first floor comprises three well-proportioned double bedrooms, including a spacious principal bedroom featuring fitted wardrobes and ample space for additional freestanding furniture. Bedroom two benefits from a modern en-suite shower room, while all three bedrooms offer generous accommodation and natural light. The contemporary family bathroom is beautifully appointed with a freestanding walk-in shower, separate bath, WC, wash hand basin, and



heated towel rail. Additional fitted cupboards on the landing provide excellent storage solutions. A door from the landing leads to the loft space, which is currently utilised as a fourth bedroom. This versatile area benefits from Velux roof lights and useful storage into the eaves.

Outside

The garden is a standout feature of the property, offering a beautifully maintained and thoughtfully landscaped outdoor space ideal for both relaxation and entertaining. Immediately to the rear of the house is a generous patio area, providing an excellent space for outdoor dining and seating, with direct access from the main living accommodation. This steps out onto a well-kept lawn, framed by established and colourful planting beds, creating a vibrant and private garden setting. A raised seating/decking area offers an additional vantage point to enjoy the garden, while pathways lead through the space to further areas of interest. To the rear of the garden is a useful garden shed, ideal for storage of tools and equipment, alongside a greenhouse which provides excellent space for gardening enthusiasts. The garden is enclosed by fencing and mature planting, giving a good degree of privacy and a peaceful, established feel, making it perfectly suited for families and outdoor living. To the front the property benefits from off-road parking and direct access into the garage.

Services

All mains services are connected to the property.

Council tax

Herefordshire Council tax band - C

Tenure

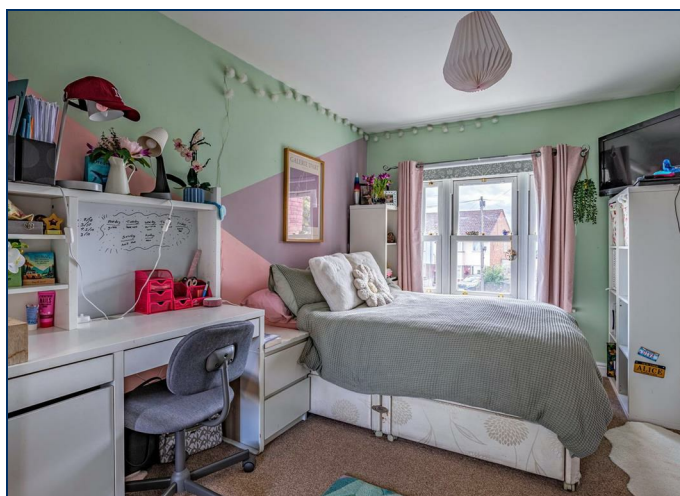
Freehold

Directions

Leave Hereford city centre travelling north along Edgar Street A49, taking the first exit at Newtown roundabout (continue along the A49). Pass Widemarsh Common on the left hand side and take the left turn at the mini roundabout into Priory Place which leads into Grandstand Road and the property can be found on the right hand side, just after the turning for Golden Lion Close.

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.









Total area: approx. 170.4 sq. metres (1834.7 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.