



61 GROSMONT GROVE

HEREFORD HR2 7EG

£185,000
FREEHOLD

This excellent modern bungalow is quietly located at the end of a cul-de-sac in a popular residential area about 1½ southwest of the cathedral city of Hereford with a lovely outlook over adjoining parkland.

Local amenities include bus service, shops, supermarkets and doctors surgery. Constructed in the 1980s, the property has double glazing and gas central heating, off-road parking and lovely garden. Ideal for retirement or first-time buyer.



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- End-terrace bungalow
- Quiet cul-de-sac location south of the City
- 2 bedrooms
- Gas central heating, double glazing
- Off-road parking, lovely garden
- Open parkland to rear



Entrance Hall

With central heating thermostat, hatch to roof space and airing cupboard with hot water cylinder.

Lounge/Dining Room

With gas fire with back boiler plate for central heating and hot water, 2 radiators, window to front and patio doors to

Sun Lounge

With door to rear garden.

Kitchen

Fitted base and wall mounted units with a sink unit, plumbing for washing machine and window to rear.

Bedroom 1

With fitted wardrobes, radiator and window to rear.

Bedroom 2

With radiator and window to front.

Bathroom

White suite with bath, electric shower, tiled surround, wash hand basin, WC, ladder style radiator, shaver point and window to front.

Outside

The front area of the property is open plan with parking space and further gravelled area for parking.

A paved pathway leads via a gate to the rear garden which is a particular feature of the property and backs onto an area of open parkland.

The garden is attractively landscaped, mainly lawned with a paved patio area with dwarf retaining wall. There are a range of ornamental shrubs and trees and TWO GARDEN SHEDS. Outside water tap.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3words ///sends.method.open
From Hereford proceed towards Abergavenny on A465. Continue under the railway bridge then just past McDonalds turn left into Goodrich Grove. Follow the road around left into Waterfield Road and then turn almost immediately turn right into Brampton Road. Continue past the shop and turn left into Grossmont Grove, and the property is located on the left hand side.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

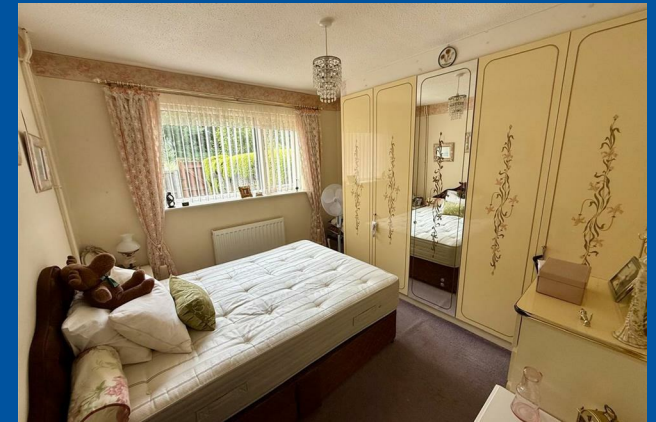
Residential lettings & property management

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 Regulations

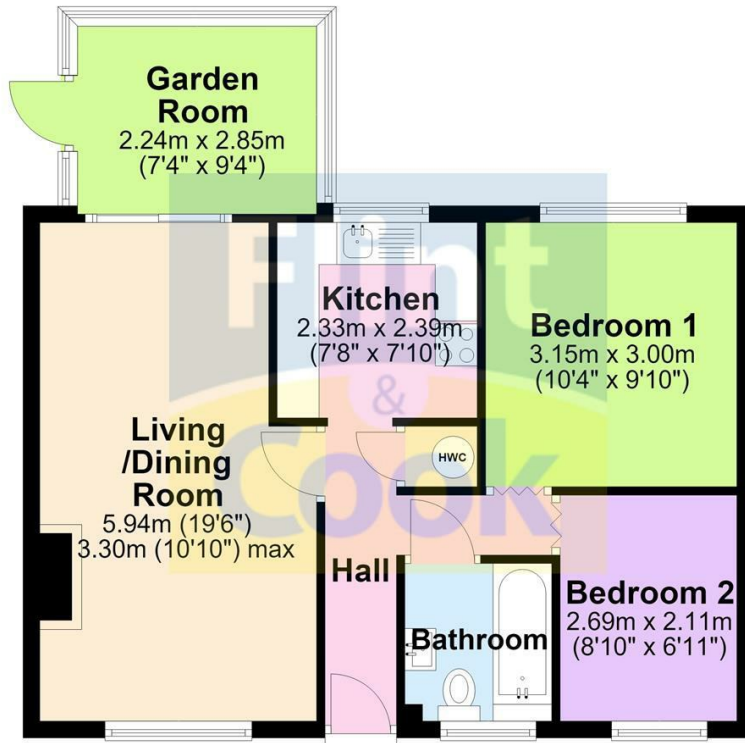
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 sq. feet)

EPC Rating: D Hereford Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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