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123 Grandstand Road, Hereford, HR4 9NH

Situated to the north of Hereford city, a well presented three bedroom semi detached family home with the added benefit of gas central heating, double glazing where specified, off road parking, UPVC conservatory, downstairs cloakroom and enclosed rear garden.

£285,000 (Freehold)

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LOCATION

The property is located to the north of Hereford city. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented three bedroom semi detached family home with gas central heating, double glazing where specified, off road parking and enclosed rear garden. The accommodation comprises entrance hall, dining room, sitting room, kitchen, conservatory, downstairs cloakroom, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed UPVC entrance door leading to the;

Entrance Hall

With side aspect double glazed window, panelled radiator, mat well, laminated flooring, picture rail, under stair storage cupboard, stairs to the first floor, doors to dining room, sitting room and kitchen.

Dining Room

4.17m (13'8) (maximum into bay) x 3.63m (11'11) (maximum)

With front aspect double glazed bay window, picture rail, panelled radiator and tiled fire surround.

Sitting Room

4.06m (13'4) x 3.2m (10'6) (maximum)

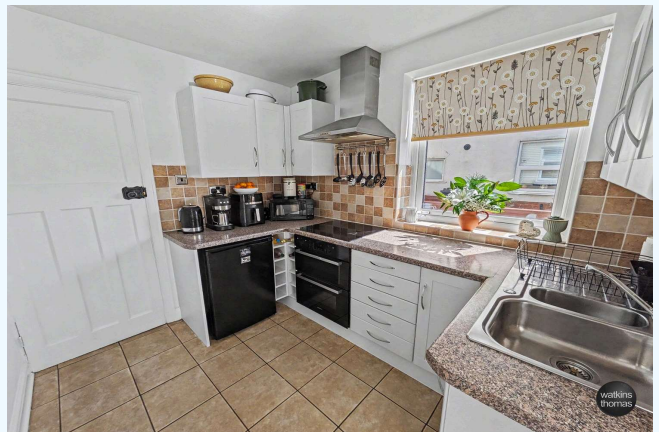
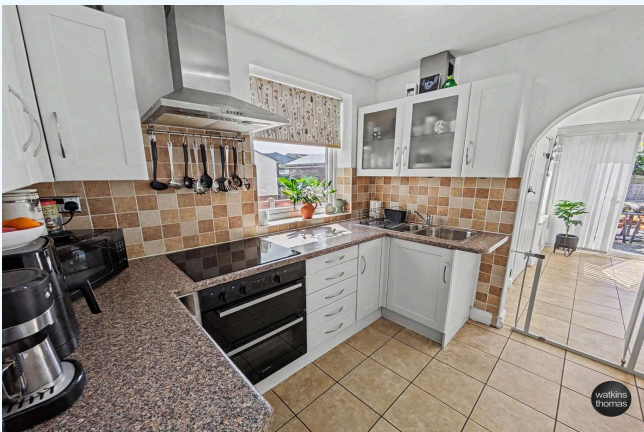
With rear aspect double glazed window, panelled radiator, TV point, picture rail and tiled fire surround.



Kitchen

2.69m (8'10) x 2.21m (7'3)

With side aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink unit with work surface, tiled splashbacks, a range of wall and base mounted units, integrated electric double oven and electric hob, space for fridge, tiled flooring and arch to the conservatory.



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Conservatory

4.04m (13'3) x 3.07m (10'1)

Of UPVC construction with tiled flooring, power, double glazed door to the rear garden, door to the utility cupboard with plumbing and space for washing machine and work surface where you could stack a tumble dryer on top and door to the cloakroom.



Cloakroom

With side aspect window, low flush WC, wall mounted gas central heating boiler and tiled flooring.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

3.53m (11'7) (maximum) x 3.1m (10'2) (plus bay)

With front aspect double glazed window, panelled radiator, exposed floorboards, picture rail and tiled fire surround.

Bedroom 2

3.96m (13') x 3.33m (10'11)

With rear aspect double glazed window, panelled radiator, vinyl flooring and picture rail.



Bedroom 3

2.51m (8'3) x 2.11m (6'11)

With rear aspect double glazed window, picture rail, panelled radiator and exposed floorboards.

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Bathroom

2.03m (6'8) x 1.93m (6'4)

With front aspect double glazed window with suite comprising panel enclosed P-shaped bath with thermostatically controlled shower over and rainwater shower head, wash hand basin, low flush WC, fully tiled wall surround, extractor fan, inset spotlights, heated towel rail and tiled flooring.



OUTSIDE:

To the front of the property is a driveway, giving access to a gravelled parking area. There is a shrub border and the garden is enclosed by fencing and hedging to provide a degree of privacy.

To the immediate rear of the property is a gravelled patio leading to the main garden, which is laid to lawn. There is a further patio area and area for hot tub leading to the rear of the garden where there is a further gravelled seating area. The garden is enclosed by fencing and hedging to provide a degree of privacy and has the added benefit of a storage shed and side access gate giving access to the driveway.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue along Newtown Road to the roundabout and take the first exit onto Grandstand Road. Continue along Grandstand Road, where the property is located on the left hand side as indicated by the board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

20 July 2026

ID40430

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

