



3 THE VINES, GRANDSTAND ROAD HEREFORD HR4 9NW

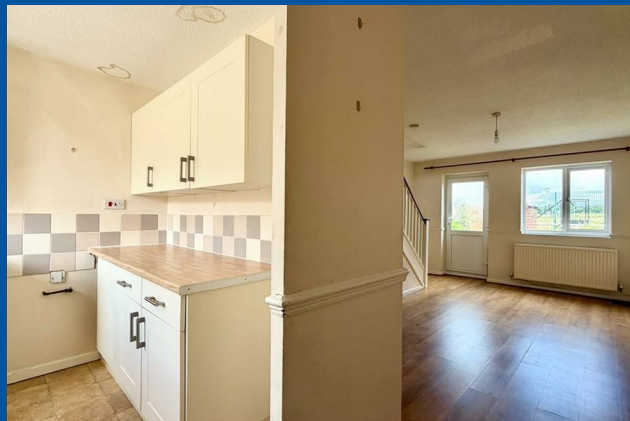
Asking Price £169,950
FREEHOLD

Overlooking Hereford Racecourse to the rear, 2 bedroom end-terraced house built in 1989 with gas central heating and double glazing. Allocated parking. Ideal for first time buyers, no onward chain.



3 THE VINES, GRANDSTAND

- 2 bedrooms • Overlooking Hereford Racecourse to the rear • Gas central heating and double glazing • Allocated parking • Ideal for first time buyers • No onward chain



Pleasantly situated with fine views across Hereford racecourse to the rear, a 2 bedroom end-terraced house offering ideal first time buyer accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing and allocated parking.

Recessed Porch

With meter cupboards and entrance door through to

Entrance Hallway

With radiator and open plan access to

Living Room

With laminate flooring, double radiator, stairs to first floor, double glazed window and door to rear.

Kitchen

With single drainer sink unit with mixer tap over, wall and base cupboards, space for appliances and double glazed window to front aspect.

First Floor Landing

With access hatch to loft space, double glazed side window and door to

Bedroom 1

With fitted carpet, radiator, built-in airing cupboard also housing the gas central heating boiler and double-glazed window to the rear enjoying a fine view across Hereford Racecourse.

Bedroom 2

With fitted carpet, radiator and double-glazed window to the front aspect.

Bathroom

With suite comprising panel bath with handheld shower attachment over and partially tiled wall surround, low flush WC, pedestal wash hand basin with tiled splashback, radiator and double glazed window.

Outside

To the immediate rear of the property is a paved patio area leading onto the garden which is laid to lawn enclosed by fencing with useful rear and side access gates.

To the front of the property is a small lawned garden with paved pathway leading to the main entrance door.

The parking facilities are situated to the side of the property.

Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford City along Whitecross Road taking the 4th exit at the monument roundabout onto Yazor Road. At the mini roundabout turn right onto Grandstand Road and 3 The Vines is on the left hand side after approximately half a mile.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

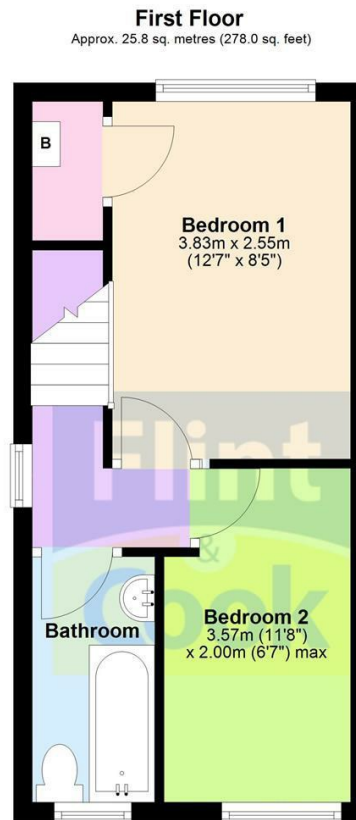
Freehold - vacant possession on completion.

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.

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Total area: approx. 52.0 sq. metres (559.5 sq. feet)

EPC Rating: C Herefordshire Council Council Tax Band: B



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

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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