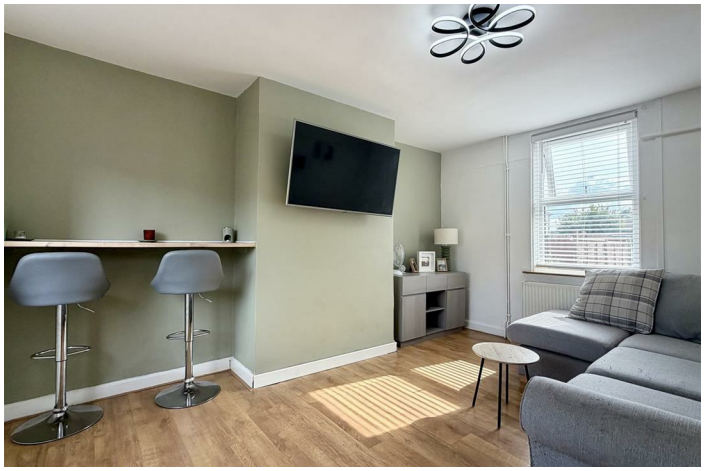






235 GRANDSTAND ROAD

HEREFORD HR4 9NR

Asking Price £225,000

FREEHOLD

Situated within this popular residential location, an older style three bedroom terraced home offering ideal first time buyer accommodation and being sold with the benefit of no onward chain. A viewing is highly recommended.

Flint & Cook

235 GRANDSTAND ROAD

• Terraced house • Popular residential location • Three bedrooms • Gas central heating & double glazing • Ideal for a first time buyer • Must be viewed!





Ground Floor

With upvc entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, useful storage cupboard, carpeted stairs leading up and doors to

Kitchen/Breakfast Room

Comprising a range of fitted wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, four ring electric hob, electric oven with cooker hood over, under counter space and plumbing for a washing machine and slimline dishwasher, wall mounted gas central heating boiler, space for a freestanding fridge/freezer, under stair storage cupboard, radiator, window and door to the rear.

Living Room

A spacious light and airy living space with dual aspect double glazed windows to the front and rear aspects, radiator and ceiling light point.

Bathroom

A newly fitted white suite comprising a panelled bath with tiled surround and mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage below, chrome heated towel rail and double glazed window.

First Floor Landing

With wood effect flooring, ceiling light point, double glazed window to the rear aspect, loft hatch, radiator and doors to

Bedroom One

A spacious double bedroom with dual aspect double glazed windows to the front and rear, ceiling light point, radiator and ample space for wardrobes.

Bedroom Two

A second good sized double with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Outside

To the tear there is a large garden laid to lawn with a concrete patio south/west facing making it an ideal suntrap. There is a useful wooden storage shed and the garden is enclosed by fencing. To the front there is a small courtyard garden with potential for off road parking.

Directions

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 left onto Grandstand Road and then continue just past the shop on the right and the property is situated on the left hand side, as indicated by the Agent's FOR SALE board.

Agents Note

Please note the neighbouring property has a right of access across the garden with no.235 also having a right of access across the neighbouring properties.

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

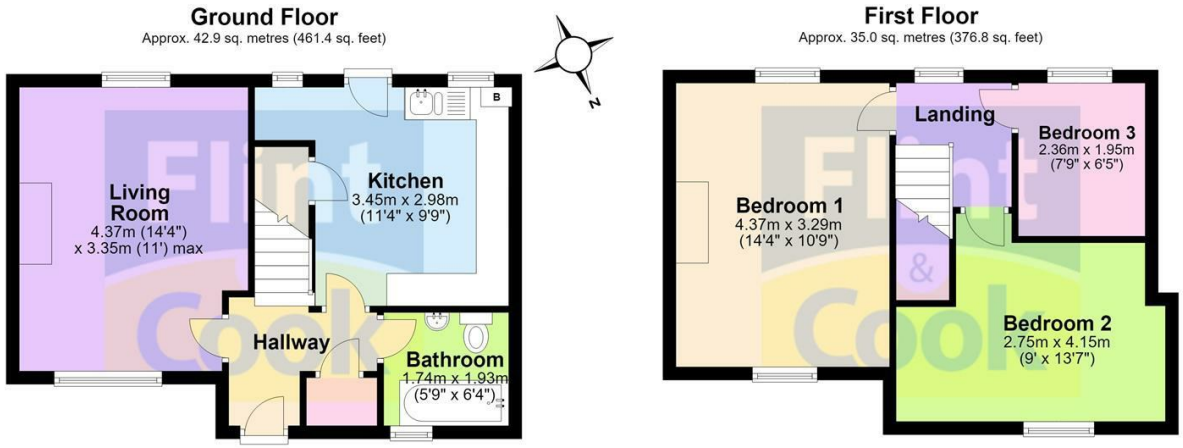
Strictly by appointment through the Agent (01432) 355455.

235 GRANDSTAND ROAD

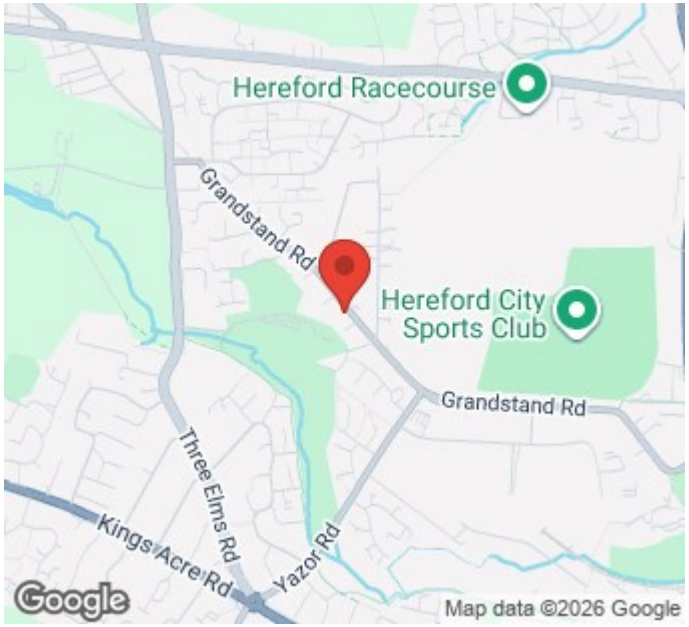


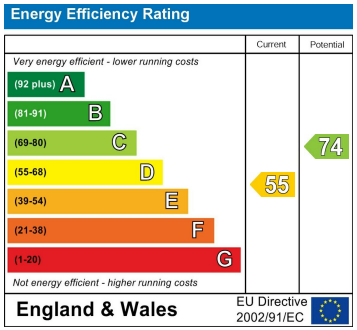






Total area: approx. 77.9 sq. metres (838.2 sq. feet)





EPC Rating: D Hereford Council Tax Band: B

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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