



31 THE VINES, GRANDSTAND ROAD HEREFORD HR4 9NW

£162,500
FREEHOLD

A well-positioned two-bedroom terraced house in need of modernisation throughout offering an excellent opportunity for first-time buyers. Situated in a popular location with lovely rear views across the racecourse, the property benefits from gas central heating and double glazing, together with an enclosed garden providing a pleasant outdoor space and allocated parking.



31 THE VINES, GRANDSTAND

- Two bed terraced house • Sold with no onward chain • Gas central heating & double glazing • Allocated parking & enclosed garden • Ideal for a first time buyer/Investor • Popular residential location • Rear views across the racecourse • Viewing advised



Ground Floor

With entrance door into the

Entrance Hall

With mat well, fitted carpet, ceiling light point, wall mounted fuse box, coat storage and door into the

Lounge/Dining Room

With fitted carpet, a central ceiling light, radiator, double glazed window to the front aspect, carpeted stairs leading up to the first floor and door leads into the

Kitchen

Comprising a range of fitted wall and base units with work surface space over, under counter space for a washing machine and tumble dryer, freestanding space for a cooker, stainless steel sink and drainer unit, space for a freestanding fridge/freezer, radiator, ceiling light point, double glazed window and door to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch and doors to

Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and airing cupboard housing the gas central heating boiler.

Bedroom Two

With fitted carpet, ceiling light point, radiator and

double glazed window to the rear aspect with views across Hereford racecourse.

Bathroom

A three piece suite comprising a panelled bath with tiled surround and electric shower head over, low flush w/c, pedestal wash hand basin, radiator and double glazed window.

Outside

To the rear there is a small low maintenance garden laid to patio and lawn, enclosed by fencing and with open views across the racecourse. There is a useful wooden storage shed and a rear access gate leading to the allocated parking.

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 31 The Vines is on the left hand side after approximately half a mile.

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.

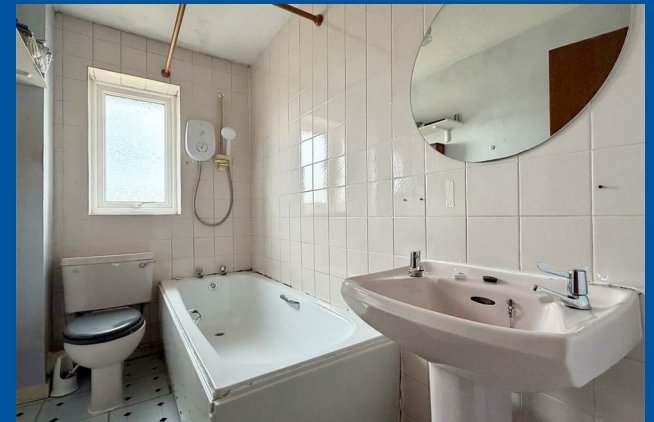
Tenure & Possession

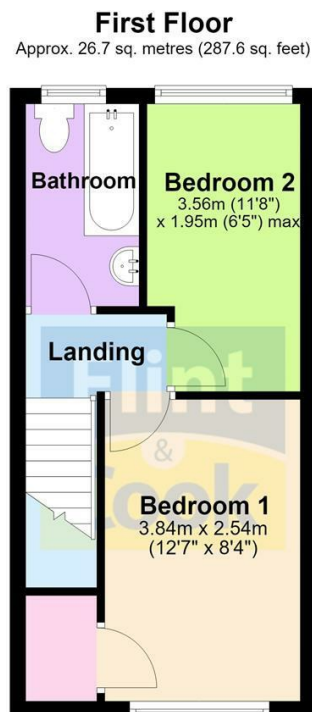
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 54.6 sq. metres (587.5 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(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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