

FOR  
SALE



107 Grandstand Road, Hereford HR4 9NE

£235,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this well established residential location, a spacious 3 bedroom semi-detached house offering ideal family accommodation. Although in need of modernisation, the property benefits from gas central heating, good size rear garden, off-road parking and garage, no onward chain and we recommend an internal inspection.

## POINTS OF INTEREST

- *Within easy reach of the City*
- *Spacious 3 bedroom older style semi-detached house*
- *Requires modernisation*
- *Garage & driveway*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door through to the

### Reception Hall

With stairs to the first floor, radiator, door to the

### Lounge

Double glazed bay window to the front aspect, radiator, fire surround and coved ceiling.

### Dining Room

Double glazed sliding door to the rear garden.

### Kitchen

In need of modernisation and currently comprising 1½ bowl sink unit, range of wall and base cupboards, ample worksurfaces, space for appliances, wall mounted gas central heating boiler, double glazed windows, understairs store cupboard and door to the rear garden.

### First floor landing

With access hatch to loft space, door to

### Bedroom 1

Double glazed bay window to the front aspect enjoying a pleasant outlook with Hereford racecourse in the distance, range of fitted wardrobes, radiator.

### Bedroom 2

Corner store cupboard and double glazed window overlooking the rear garden.

### Bedroom 3

Radiator, double glazed window to the rear.

### Bathroom

In need of modernisation and currently with suite comprising bath, pedestal wash hand-basin, low flush WC, double glazed window and radiator.

### Outside

To the front of the property there is a lawned garden enclosed by fencing with gates opening onto a good size driveway providing off-road parking leading down to the side of the property to the DETACHED SINGLE GARAGE with ample storage space and door to the rear. The good size rear garden is mainly laid to lawn, enclosed by fencing and with it facing south, it offers an ideal suntrap.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

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

### Viewing

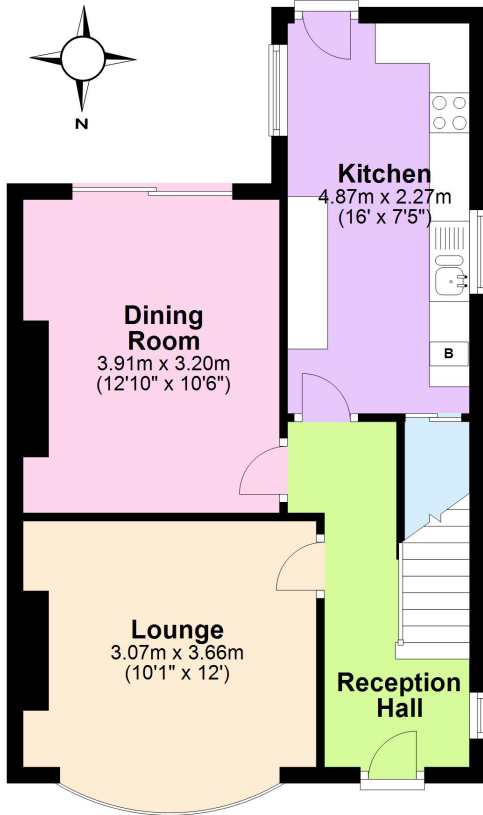
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### 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 number 107 is on the right-hand side. What3words - [inspector.ballots.inform](https://www.what3words.com/inspector.ballots.inform)

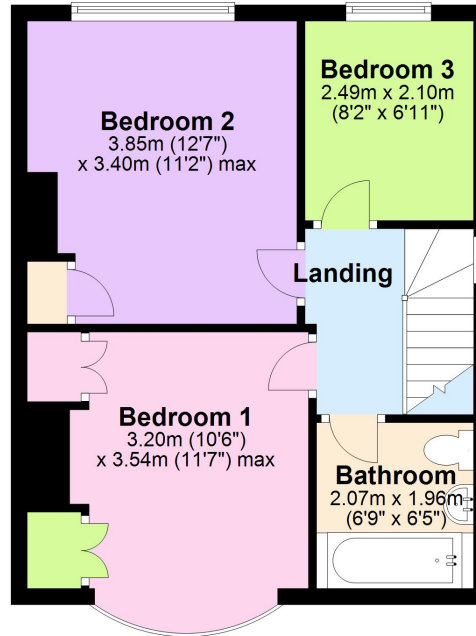
### Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



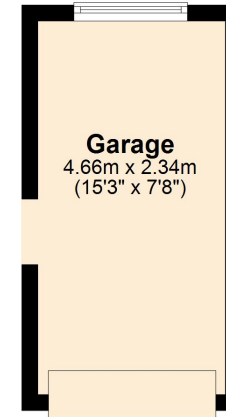
### First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.1 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**107 Grandstand Road, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		