

74A GRANDSTAND ROAD

£240,000



“A super two-bedroom dormer bungalow”

Hereford, Herefordshire

On the edge of Hereford city, overlooking the racecourse and with easy access to the city centre, this super two-bedroom dormer bungalow is beautifully presented throughout and has easy-to-manage gardens and ample off-road parking.

- Great location within the city
- Beautifully presented throughout
- Viewing highly recommended
- Manageable gardens
- Ample parking



The spacious reception hall runs the length of the property and offers plenty of space to hang up your coats and kick off your shoes. Pass the staircase to the sitting room, which is situated to the front of the property and features a modern electric fire and a picture window, overlooking front garden. This light and airy room has good, square dimensions and can easily accommodate a large sofa set.

The kitchen is neatly organised and features white units with an electric hob, oven, built-in recess for a microwave and a wall-mounted central heating boiler. There is also a built-in dishwasher, washing machine, extractor fan and a half glazed door, giving easy side access to rear garden and patio area.

Also off the main hallway is a ground floor bedroom (or could be easily utilised as additional downstairs accommodation, such as a dining space or study). A large window lets in lots of light and gives views over the rear garden.

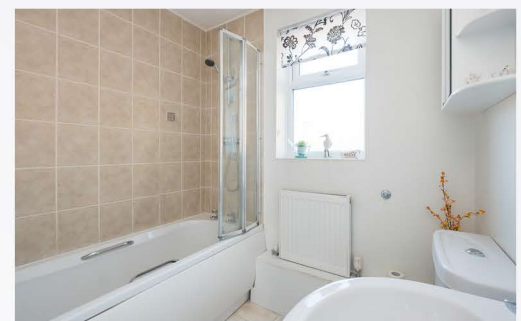
The family bathroom has a shower over the bath and a glass shower screen, as well as a classic white toilet and hand basin suite.

Balustrade stairs lead from the reception hall to the top landing via a picture window; from here you pass the doors to two, separate walk-in storage rooms: one of which is especially generous in size.

The second double bedroom is found at the end of the upstairs landing; this large room has good head height and is naturally lit by a Velux window.

Outside: the property is approached via an extensive block-paved driveway, providing ample off road parking. There is gate access to the front as well as mature hedging, which extends the property plenty of privacy. The front garden has a lawn area and pretty flower borders.

Side access leads to the rear garden, which has a large patio area – perfect for sitting out and enjoying summer barbeques - as well as a lawn area and flower borders. Mature hedging and panel fencing screen the garden.





Area: Grandstand Road is a well-located area of Hereford with public houses, a convenience store, supermarket, takeaways, butcher and café, Post Office and pharmacy all within easy walking distance. The recreation grounds that border Yazor Brook are also a short walk away from the property, as are bus routes into the city centre: with a stop just outside the property.

Directions: Travelling west along Whitecross Road, take the fourth exit at the Monument roundabout on to Yazor Road. Travel the full length of Yazor Road to the mini roundabout and take the first exit left on to Grandstand Road. After this, take the first turning on your right and then immediately right again onto the driveway of the property.

At a glance:

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Central heating, mains gas
Services:	Mains electricity, gas, water, drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes; Full Fibre (up to 900Mbps) available**

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.