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244 Grandstand Road, Bobblestock, Hereford, HR4 9LS

'A detached, beautifully presented, three/four bedroom home which has a ground floor extension to include a wet room. Garage & gardens'

£310,000 (Freehold)

244 Grandstand Road, Bobblestock, Hereford, HR4 9LS

LOCATION

Grandstand Road is located to the north west of central Hereford and Number 244 Grandstand Road lies at the Bobblestock end of Grandstand Road. In the locality there are a range of facilities and amenities including a supermarket, doctors surgery, newsagents and public house. Also available is a city bus service and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

244 Grandstand Road is an established detached house which is presented in excellent order throughout. The double glazed front door opens to a hall of which a stairway rises to the first floor and a doorway opens to the open-plan living accommodation. A single storey pitched roof extension provides a garden room/study/bedroom off which is a very well appointed wet room. On the first floor there are three bedrooms and a modern bathroom. The property is approached from the front over a garden area in which a car parking space has been created and at the rear there is a further garden area and a terraced garage. In more detail this well appointed home comprises:

ON THE GROUND FLOOR:

Entrance Hall

1.83m (6'0) x .99m (3'3)

Approached through a modern composite door with stairway off, wall mounted thermostat, radiator, wood grain effect flooring and a glazed door opens to:

The L-Shaped Open-Plan Living/Dining Room

6.15m (20'2) x 5.26m (17'3) (max)

Which in parts comprises:

Sitting Room Area

5.26m (17'3) x 3.89m (12'9)

With a double glazed window to the front, radiator, wall light points, door to rear porch and with a wide opening to:



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The Dining Area

2.64m (8'8) x 2.26m (7'5)

With a radiator, opening to kitchen and a pair of glazed doors to:



The Study/Garden Room/Bedroom 4

2.87m (9'5) x 2.44m (8'0)

With a double glazed sliding patio door opening to and overlooking the rear garden, wood grain effect flooring and radiator. This room has historically been used as a ground floor bedroom and there is a door to:



The Wet Room

2.87m (9'5) x 1.75m (5'9)

With white suite comprising low level wc, pedestal wash basin with mixer tap, part tiled surrounds, tile effect flooring and with shower flooring to the walk-in shower area which has tiled walls, shower well, and wall mounted electric shower unit. Radiator, two extractor units and double glazed window.

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The Kitchen

2.46m (8'1) x 2.08m (6'10)

With a double glazed window to the front, beautifully appointed with base cupboard and drawer units with wood block working surfaces over, tiled surrounds and matching eye level cabinets together with a tall storage cupboard. Double electric oven and four ring hob with hood over, recess for a fridge freezer and with plumbing for a washing machine and dishwasher. Tiled floor, concealed wall mounted gas fired boiler which provides central heating and domestic hot water together with central heating and domestic hot water control clock.



Rear Porch

1.7m (5'7) x 1.4m (4'7)

With double glazed elevations off a brick base, double glazed door and tiled floor.

ON THE FIRST FLOOR:

Landing

With a double glazed window to the front, door to over stair airing cupboard with an insulated hot water cylinder, access hatch to loft storage space and doors then open to:

Bedroom 1

3.35m (11'0) x 3.05m (10')

With a double glazed window to the rear, radiator and wood grain effect laminate flooring.

Bedroom 2

3.05m (10'0) x 2.44m (8') (plus door recess)

With wood grain effect flooring, double glazed window to rear and radiator.



Bedroom 3

2.74m (9'0) x 2.13m (7')

With a double glazed window to the front and radiator.

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Bathroom

2.08m (6'10) x 1.78m (5'10)

Beautifully appointed with a white suite comprising bath with an electric shower unit over, vanity wash basin with cupboards below and mixer tap together with a low level dual flush wc. Attractively part tiled walls, ladder type radiator and double glazed window.



OUTSIDE:

From Grandstand Road the property has the benefit of a concrete driveway. Also approached from Grandstand Road there is an access road to a block of garages in which the subject property has a garage 17'2 x 7'10 with an up and over door to the front, personal door to the rear, electric light and power points.

To the front of the property there is a lawned garden area with a planted border. Within the front garden area there is an apple tree. The rear garden is partly laid to paving slabs and there is a lawned garden area and planted border.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the fourth exit into Yazor Road. Continue along Yazor Road and at the roundabout turn left and continue along Grandstand Road. Number 244 will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

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13th July 2024
ID30866

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

