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49 Grandstand Road, Hereford, HR4 9NE

'Situated to the north of Hereford City Centre a three bedroom, semi detached family home, with off road parking, garage and enclosed rear garden'

£260,000 (Freehold)

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LOCATION

The property is located to the north of Hereford City. In the area are a range of amenities 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

The subject property is a three bedroom semi detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, kitchen/dining room, sitting room, conservatory, downstairs cloakroom, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A side aspect double glazed entrance door leading to the entrance hall with side aspect double glazed window, panelled radiator, stairs to first floor and door to the kitchen/dining room.

Kitchen/Dining Room

4.62m (15'2) x 2.95m (9'8)

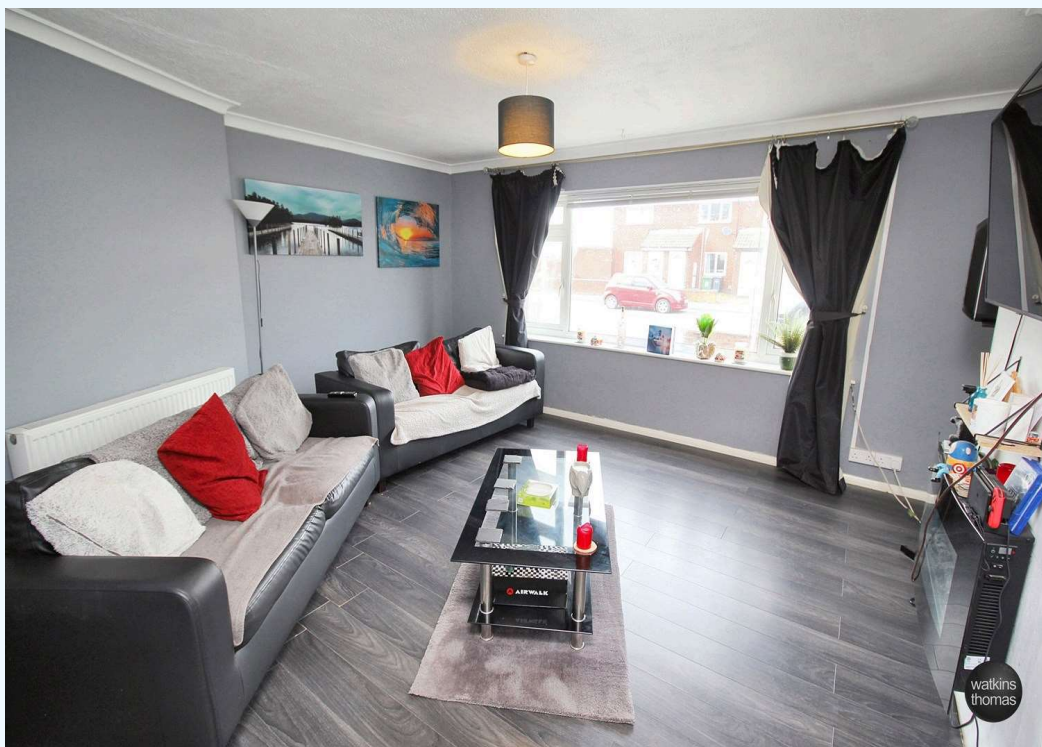
With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit, work surfaces, splash backs, base units under with matching wall units, breakfast bar area, integrated electric double oven and electric hob with cooker hood over. Panelled radiator, wall light, door to the sitting room and double glazed door to the conservatory.



Sitting Room

5m (16'5) (maximum) x 4.62m (15'2) (maximum - irregular shaped room)

With front aspect double glazed window, coved ceiling, panelled radiator, under-stairs storage cupboard and laminated flooring.



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Conservatory

3.91m (12'10") (maximum) x 1.83m (6')

With rear aspect double glazed patio door, plumbing and space for washing machine, side aspect double glazed upvc door to the driveway, tiled flooring and door to the cloakroom.

Cloakroom

With low flush wc, wash hand basin and tiled flooring.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and shower room.

Bedroom 1

4.65m (15'3") x 2.95m (9'8")

With rear aspect double glazed window, panelled radiator, coved ceiling and laminated flooring.

Bedroom 2

3.1m (10'2") (maximum) x 2.57m (8'5")

With front aspect double glazed window, panelled radiator, cupboard housing the gas central heating boiler and storage cupboard.



Bedroom 3

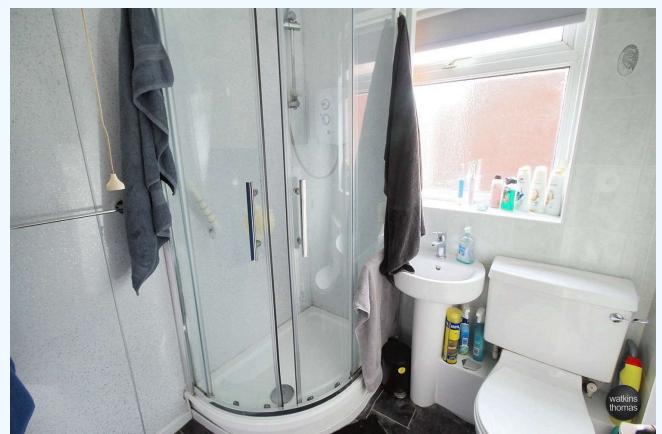
3.1m (10'2") x 1.96m (6'5")

With front aspect double glazed window and panelled radiator.

Shower Room

1.73m (5'8") x 1.6m (5'3")

With side aspect double glazed window, suite comprising shower cubicle with electric shower, pedestal mounted wash hand basin, low flush wc, shower boarded wall surround to shower area, storage cupboard, wall mounted dimplex heater and partially tiled wall surround.



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OUTSIDE:

To the front of the property is a hard standing parking area with driveway leading to the GARAGE with up and over door, power and lighting.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. There is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council

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.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Edgar Street and on reaching the roundabout take the first exit onto Newtown Road. Continue over the bridge to the mini roundabout, take the first exit and continue onto Grandstand Road. The property is located on the left hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

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

25th April 2025

ID40604

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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 D. 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		83 B
69-80	C		
55-68	D	67 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.

