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27 Grampian Close, Kings Acre, Hereford, HR4 0TA

'Quietly located' at the end of a private residential cul-de-sac within the Kings Acre district an upgraded four bedroom detached house with driveway, garage, conservatory and south-westerly facing rear gardens'

£335,000 (Freehold)

Residential Sales and Lettings

27 Grampian Close, Kings Acre, Hereford, HR4 0TA

LOCATION

Grampian Close is a residential cul-de-sac located within the Kings Acre district lying off Kings Acre Road and which is set about 1½ miles west of central Hereford. Number 27 enjoys a choice position, being at the end of the cul-de-sac and having a fine south westerly aspect at the rear. In the locality there are a range of amenities including a local shop, there is a bus service in Kings Acre Road, a public house with further facilities being available at Whitecross roundabout. 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

27 Grampian Close is a detached house which has been the subject of upgrading works which have included external re-decoration, the installation of a modern gas boiler and the kitchen area has been refitted. The windows are double glazed and in more detail the property comprises:

ON THE GROUND FLOOR:

Side Entrance Porch

2.49m (8'2) x 1.24m (4'1)

Enclosed and approached through a double glazed door and with double glazed window to the side. Wall light point and multi panel door to:

The Reception Area

2.54m (8'4) x 1.17m (3'10) (widening to 7'9)

L-shaped in plan and with a stairway off, radiator, door with glazed upper panels to the study, opening to the kitchen/dining room, a door with leaded panels with adjacent windows to the sitting room and door to:

Cloakroom

1.27m (4'2) x 1.07m (3'6)

With a leaded window and white suite comprising low level wc and wall hung wash basin with mosaic effect tiled courses over. Radiator.

The Sitting Room

4.78m (15'8) x 3.38m (11'1)

With leaded double glazed windows to the front, coving to ceiling, two radiators and wood laminate flooring.



The Study

3.35m (11'0) x 2.69m (8'10) (maximum)

With a leaded double glazed window to the side, radiator, wood laminate flooring and door to the garage.



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The Kitchen/Dining Room

5.79m (19'0) x 2.62m (8'7)

Attractively refitted and with soft close base cupboard units with marble effect working surfaces over, brick effect tiled surrounds and eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, recess with plumbing for washing machine, recess with plumbing for dishwasher, oven and four ring hob with cooker hood over. Wood grain effect flooring, double glazed window to the rear, radiator and with a sliding double glazed patio door opening to:



The Conservatory

3.56m (11'8) x 2.79m (9'2)

With double glazed elevations off a brick base with triplex roof over, pair of double glazed doors to outside and with wood grain effect flooring.



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ON THE FIRST FLOOR:

Landing

4.09m (13'5) x 1.78m (5'10) (maximum)

With a leaded double glazed window to the side, radiator, access hatch to loft space, airing cupboard with insulated hot water cylinder and with doors to:

Bedroom 1

3.86m (12'8) x 3.05m (10')

With a leaded double glazed window to the front. Radiator.



Bedroom 2

2.46m (8'1) x 2.36m (7'9)

With a double glazed window to the rear. Shallow door recess and radiator.

Bedroom 3

3.28m (10'9) x 2.74m (9')

With a double glazed window to the rear and radiator.



Bedroom 4

3.05m (10'0) x 1.91m (6'3)

With a leaded double glazed window to the front and radiator.

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Shower Room

2.08m (6'10") x 1.42m (4'8")

Recently installed and with a shower cubicle with electric shower unit and attractive shower boarding to half of the walls with remainder being tiled and with further suite including low level wc and vanity wash basin with mixer tap. Leaded double glazed window and ladder type radiator.



OUTSIDE:

The property is approached over a dropped kerb which runs to a stone car parking space at the front of the property and a concrete driveway with electric charging point runs to the INTEGRAL GARAGE (14'10 x 8'3) with electric roller door to the front, electric light and power points and a wall mounted gas fired boiler which provides central heating and domestic hot water.

The front driveway has stone borders with pathways running at each side of the residence to the rear. The right hand pathway runs to the front door which has a triangular adjacent slate border with shrubs and a paving stone pathway, between stone chips is part flanked by a lawn area which extends to the rear of the residence. There are Lilacs and a bed of further shrubs, a corner stone entertaining area and a paved patio area. The rear garden enjoys a good southerly aspect and there is a second side means of access. There is also a garden store. The rear garden is extensively enclosed by close-board and panel fencing. The rear garden enjoys a south-westerly aspect.



COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE

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.

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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

From central Hereford proceed west into Eign Street, follow through and continue for the length of Whitecross Road and then take the second exit into Kings Acre Road. Continue along Kings Acre Road and take the fifth turning on the right into Cotswold Drive. Continue for the length of Cotswold Drive, follow through into Grampian Close and Number 27 will be identified 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.

9th June 2025

ID40805

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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		85 B
69-80	C		
55-68	D	63 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.

