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122 Grandstand Road, Hereford, HR4 9NR

'A superbly presented and extended, semi detached home, with 1800 origins, having been transformed into a unique residence, in a contemporary style and boasting two principle reception rooms, a beautifully appointed kitchen and bathroom and a first floor comprising dressing/landing, master bedroom with full en-suite off and further bedroom together with an attic room on the second floor'

£350,000 (Freehold)

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LOCATION

The property is set to the north west of central Hereford in the Westfields district. In the locality there are a range of facilities and amenities including a local shop, schools are nearby is the Leisure Centre. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with both bus and railway stations and educational establishments.

DESCRIPTION

The subject property is a period house which has been superbly extended, in-keeping with the style and character of the original 1800's cottage. The property has a gas fired central heating system, double glazed windows with a wood grain finish have been installed and there is an LED mood lighting system to some rooms with colour change options. The property receives you through a generous dining hall off which there is a beautifully appointed kitchen and a very comfortable family living room with bifold doors opening to and overlooking the fine rear garden. There is also a bathroom on the ground floor and on the first floor there is a suite of rooms comprising a landing/dressing room with stairway off to a second floor attic room, there is the second bedroom, principle master bedroom, which is exquisite, off which there is a large en-suite with twin wash basins, shower cubicle, free standing bath and wc. This fine home has parking to the front and a generous rear garden area. In more detail comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.14m (3'9) x .74m (2'5)

Approached through a double glazed door and with double glazed window to the front, harlequin tiled floor and with a stripped original door with leaded glass upper panels to:

The Dining Room

6.78m (22'3) x 3.76m (12'4) (with a 7'7 ceiling height)

Having a leaded double glazed window to the front, two mock ceiling timbers, spiral staircase to the first floor, wood grain effect flooring, radiator with cover, further radiator, original fire recess with hearth and having built-in tall and base cupboards. Door to cloaks cupboard with high level shelving, door with glazed upper panels to the kitchen and brick opening with archway over to:



The Sitting Room

6.2m (20'4) x 3.99m (13'1)

With bifold doors to the rear, sunken ceiling lights, leaded double glazed window to the front, fitted wood burning stove with tiled wall and tiled hearth. Wood grain effect flooring, deep wooden skirting boards and two radiators.



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The Kitchen

3.96m (13'0) x 3.58m (11'9)

With a feature door opening to the rear garden, velux roof light and having an extensive range of high gloss soft close base cupboard and drawer units with working surfaces over, brick effect tiled surrounds and high level cabinets. Tall pantry unit, built-in fridge and freezer units, recess for range style cooker and with a Franke 1½ bowl sink unit with drainer cut-in. Recess with plumbing for washing machine, floor fitted tiles, tall contemporary style radiator, double glazed window and door with latch fitting to:



The Bathroom

2.26m (7'5) x 1.68m (5'6)

With ripple tiled walls, suite comprising bath with shower end, mixer tap and shower head. Wash basin, low level wc, base cupboards and mixer tap. Sunken ceiling lights, extractor unit, double glazed window, radiator and tiled floor.



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ON THE FIRST FLOOR:

Landing

With radiator and doors to inner hall/dressing room area and door to:

Bedroom 1

3.38m (11'1) x 3.48m (11'5)

With leaded double glazed window to the front and two sets of recessed cupboards with fitted shelves with cabinets over. Radiator.



Inner Hall/Dressing Room

2.21m (7'3) x 2.46m (8'1)

With a double glazed window to the rear, stairway off to the second floor and extensively provided with wardrobe cupboards with hanging rails and storage shelving. Low level under-stair cupboard, radiator and with a latch door to:

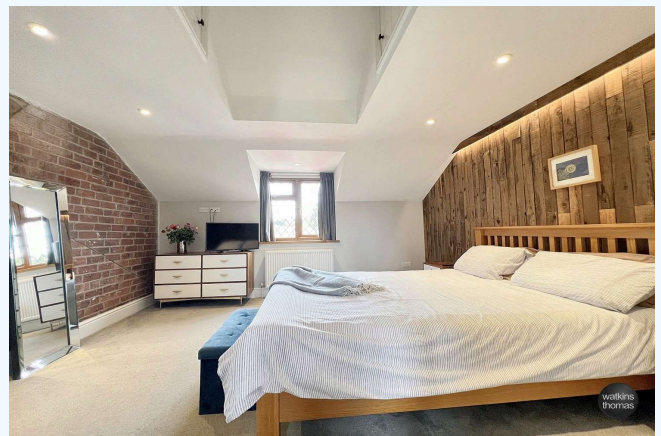


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The Principal Bedroom/Bedroom 2

4.01m (13'2") x 3.91m (12'10")

With a leaded double glazed window to the front, one wall is fitted with decorative timberwork, exposed brick wall, high level storage cupboards, radiator and with a industrial style wooden door on rollers to:



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Beautiful En-Suite Bathroom

3.91m (12'10") x 2.18m (7'2")

With ripple tiled walls, sunken ceiling lights, double glazed window to the rear and a white suite comprising a 6'6" x 2'9" shower tray with screen and shower unit, further shower head, Heritage free standing bath on feet with mixer tap, mid level wc with wall mounted cistern and twin wash basins with mixer taps set on a bespoke counter top with towel racking below. Sunken ceiling lights and extractor unit.



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ON THE SECOND FLOOR:

The Attic Room

3.84m (12'7") x 3.02m (9'11") (to purlins)

This room has a reduced head room and a maximum ceiling height of 5'9" and there is a velux type window to the rear, eaves cupboards and radiator.



OUTSIDE:

The property is approached over a dropped kerb and there is a two car width, brick pavior, parking and driveway area. The brickwork continues to the front of the residence and the front door.

At the rear of the property there is an extensive entertaining area comprising a patio with a decked area with seating around and a crazy stone brick edged pathway rises to the extensive rear lawned garden which is level and has an upper level. There is also a garden store.



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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.


VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross road and at the roundabout take the fourth exit in to Yazor Road. Continue for the length of Yazor Road and turn left into Grandstand Road. Continue along Grandstand Road and Number 122 will be identified on the right hand side just after the turning into Glendale Close.

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.

14th August 2025

ID40186

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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		82 B
69-80	C		
55-68	D	66 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.

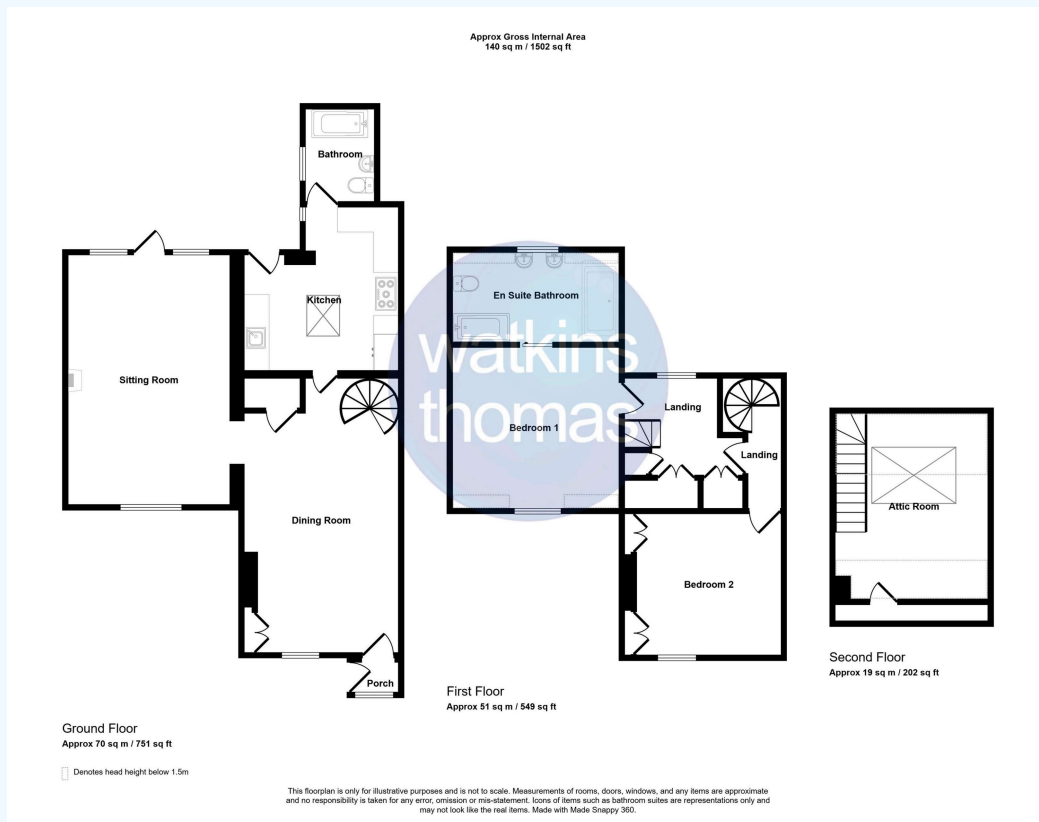
For properties in England and Wales:

- 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.



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