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25 Field Grove View, Victoria Park, Hereford, HR1 1AW

Just to the north of the city centre, off College Road, a mature semi detached dormer style residence which offers centrally heated and double glazed two/three bedroom accommodation.

£225,000 (Freehold)

25 Field Grove View, Victoria Park, Hereford, HR1 1AW

LOCATION

Field Grove View is located off College Road and lies about one mile north of central Hereford. In the locality there are a range of amenities including a primary school and educational establishments. Hereford as a whole offers a variety of shopping, leisure and recreational facilities together with bus and railway stations.

DESCRIPTION

25 Field Grove View is a semi detached, centrally heated and double glazed home which would now benefit from some refitting and upgrading works. The accommodation on the ground floor includes hall, sitting room, a dining room/bedroom three, kitchen and bathroom with two further bedrooms on the first floor. The property has parking to the front together with garden areas and in more detail comprises;

ON THE GROUND FLOOR:

Entrance Porch

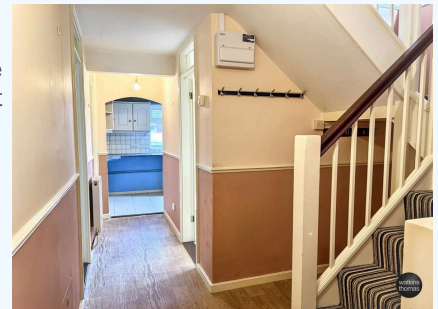
1.52m (5') x .94m (3'1)

With a double glazed door to;

Reception Hall

5.89m (19'4) (maximum) x m (')

With a return stairway off to the first floor with a mezzanine level with double glazed window. Picture rail, wood grain effect flooring, wall mounted thermostat and with doors to the bathroom, dining room/bedroom 3, kitchen and;



Sitting Room

4.65m (15'3) x 3.56m (11'8)

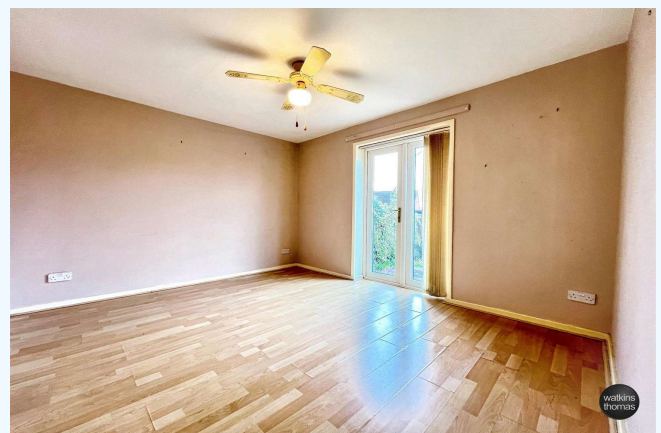
With a double glazed window with vertical blind to the front, coved ceiling, painted fire surround with electric fire. Radiator and television point.



Dining Room/Bedroom 3

3.56m (11'8) x 3.05m (10')

With a double glazed pair of french doors opening to and overlooking the rear garden. Radiator and wood grain effect flooring.



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Kitchen

2.92m (9'7) x 2.44m (8')

With a double glazed window to the rear, double glazed door to the side and with fitted base cupboards with roll edge working surface over, tiled surrounds and eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess for washing machine, recess for further appliances and with an electric oven with four ring gas hob over and cooker hood above. Tiled floor and radiator.



Bathroom

1.96m (6'5) x 1.78m (5'10)

With suite comprising bath with shower attachment to taps and mixer tap, together with an electric shower unit and screen over, low level WC and wash basin with mixer tap. Tiled walls, tiled floor, double glazed window and ladder type radiator.



ON THE FIRST FLOOR:

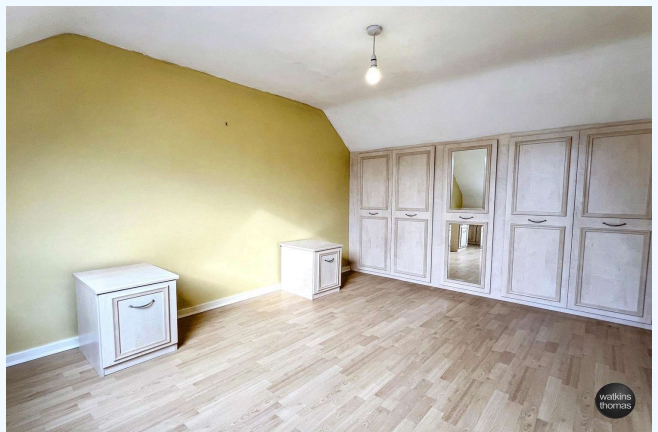
Landing

With door to cupboard with shelves and doors to;

Bedroom 1

2.97m (9'9) x 4.83m (15'10) (maximum)

With a roof light and fitted double wardrobe cupboards and a single storage cupboard with mirror front, fitted base cupboards, radiator and wood laminate flooring.

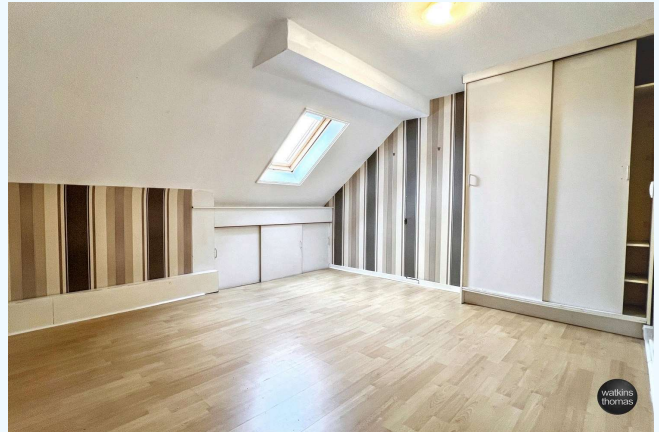


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Bedroom 2

3.48m (11'5) x 3.12m (10'3)

With a velux roof light and sliding doors to boiler cupboard with a wall mounted combination boiler providing central heating and domestic hot water. Eaves storage cupboard, radiator and wood laminate flooring.



OUTSIDE:

The property has the benefit of a tarmacadam driveway which provides parking for numerous vehicles.

Gardens

The garden is set behind a low fence and at the front there is a lawn with mature shrub borders and a flower bed, to the right of the drive there is a stoned area and a side gate provides access to a concrete pad and the rear garden is set on three principal terraces made up of paving stones.



COUNCIL TAX BAND B

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.

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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.

DIRECTIONAL NOTE

From central Hereford proceed initially along Commercial Road, pass over the railway bridge and turn left into Barrs Court Road. Continue for the length of Barrs Court Road and at the roundabout take the second exit. Continue up and over College Road, cross the traffic lights and take the right hand turn for Field Grove View. Continue to the junction, bear right and number 25 will be identified on the left hand side by the agent's for sale board.

FOR FURTHER INFORMATION

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

ID / Date

ID34462

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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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.

