



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



6 The Vines, Grandstand Road, Hereford, HR4 9NW

A two bedroom end of terrace home with central heating and double glazing, gardens, allocated parking and a view over Hereford Racecourse'

£180,000 (Freehold)

Residential Sales

6 The Vines, Grandstand Road, Hereford, HR4 9NW

LOCATION

The Vines is set to the north of Hereford City in the popular residential location of Grandstand Road. 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 an end of terrace two bedroom home with the benefit of gas central heating, double glazing, conservatory and rear garden overlooking Hereford Racecourse and having the benefit of a shared side access path together with allocated parking. The accommodation comprises entrance hall, kitchen, sitting room/dining room, conservatory, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

With double glazed front door leading into the entrance hall with vinyl flooring and radiator.



Kitchen

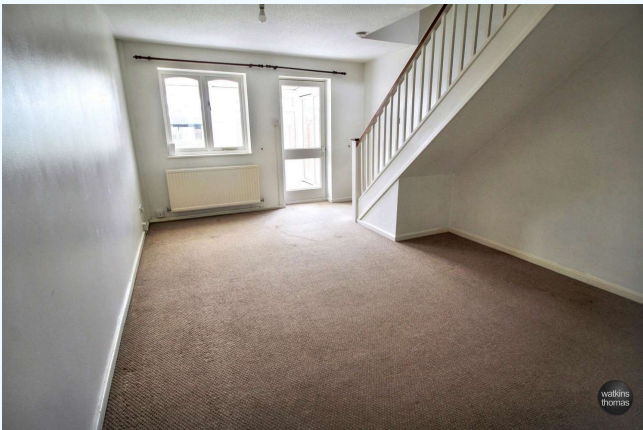
2.41m (7'11) x 2.29m (7'6)

With double glazed window to the front, base cupboard and drawer units with working surface over, tiled splash backs, gas cooker with extractor hood, stainless steel sink unit, plumbing and space for washing machine and space for fridge freezer.

Sitting/Dining Room

5.05m (16'7) x 3.56m (11'8) (maximum including stairs)

With single glazed window opening to the conservatory, glazed wooden door to the conservatory, central heating thermostat, television point, telephone point, smoke alarm and stairs leading to the first floor.



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Conservatory

Of upvc construction with sliding door to the garden, fitted blinds to the roof and vinyl flooring.



ON THE FIRST FLOOR:

Landing

Having newel posts and hand rail, hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

Bedroom 1

3.86m (12'8) x 2.62m (8'7)

With double glazed window to the rear overlooking Hereford Racecourse, boiler cupboard housing the Worcester gas central heating boiler, slatted shelving, storage space and having radiator, telephone point and television point.

Bedroom 2

3.61m (11'10) x 2.01m (6'7) (maximum)

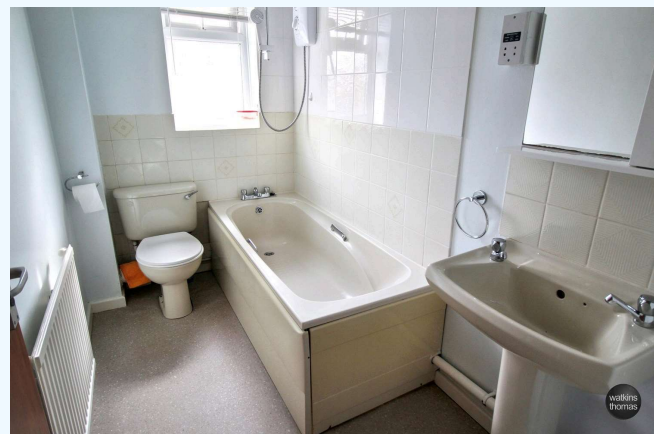
With double glazed window to the front and radiator.



Bathroom

2.64m (8'8) x 1.47m (4'10)

With double obscure glazed window to the front, low level wc, panel enclosed bath with Mira shower over, pedestal wash hand basin with mirror and cabinet over, shaver point, radiator and vinyl flooring.



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OUTSIDE:

At the front of the property is a low brick wall with lawn area and path leading to the front door. A shared side gate gives access to a path which leads to the rear garden.

To the rear of the property is a patio area leading to a lawn with interspersed shrubs. There is a small garden shed. The garden is bounded by fencing. At the bottom of the garden is a superb view of Hereford Racecourse.

The property has one allocated parking space in the car parking to the right of the property. The last but one space on the right hand side belongs to this property.



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.

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 at the roundabout take the first exit onto Newtown Road. Continue along Newtown Road to the roundabout and take the first exit onto Grandstand Road. Follow the road and after a short distance the property is located on the right 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.

17th April 2026

ID42603

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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		89 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.

