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

Situated to the north of Hereford city, a well presented two bedroom mid terrace home with gas central heating, double glazing, off road parking and enclosed rear garden with views across the Hereford racecourse.

£180,000 (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 well presented two bedroom mid terrace home with gas central heating, double glazing, off road parking and enclosed rear garden with views across Hereford racecourse. The property comprises entrance hall, kitchen, sitting room, first floor landing with access to two bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Double glazed UPVC panelled entrance door leading to the;

Entrance Hall

With panelled radiator and access to the kitchen and sitting room.

Kitchen

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

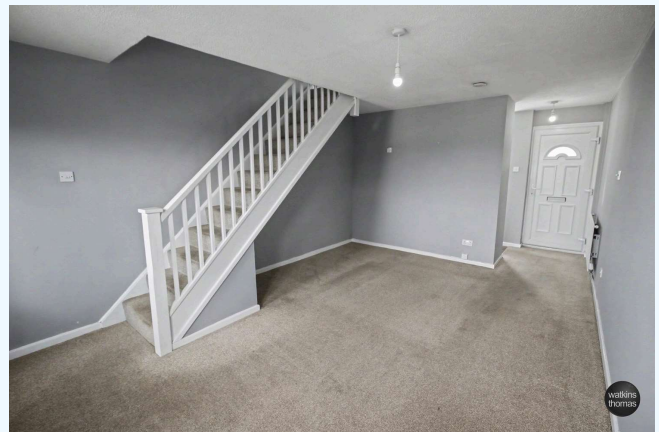
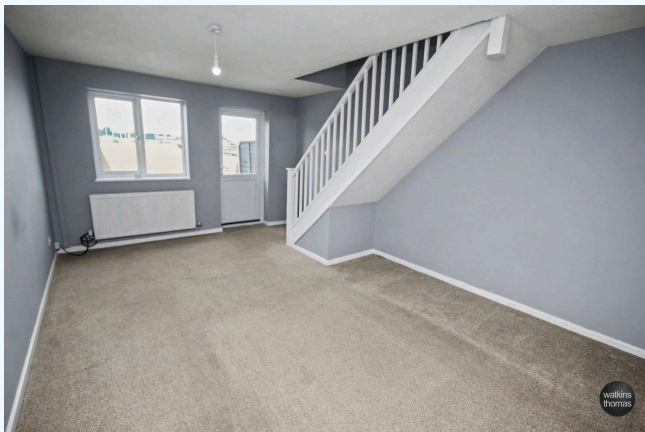
With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, plumbing and space for washing machine, space for cooker and space for upright fridge/freezer.



Sitting Room

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

With rear aspect double glazed window, panelled radiator, thermostat for central heating, smoke alarm, stairs to the first floor and rear aspect double glazed UPVC door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

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

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Bedroom 1

3.91m (12'10) x 2.62m (8'7)

With rear aspect double glazed window, panelled radiator, airing cupboard housing the Worcester gas central heating boiler and further radiator, with views from the window at the rear across Hereford racecourse.



Bedroom 2

3.58m (11'9) x 2.03m (6'8) (maximum)

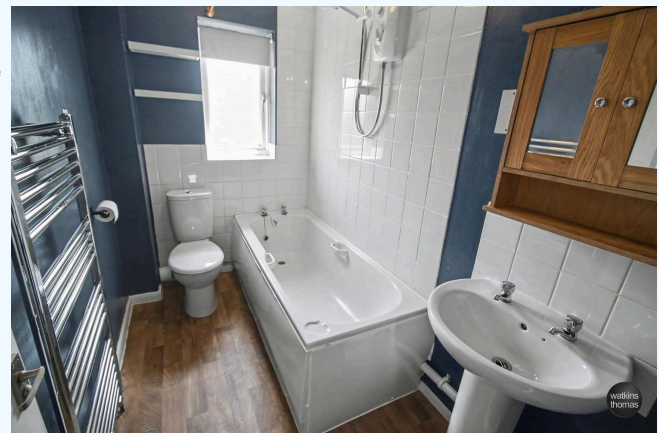
With front aspect double glazed window and panelled radiator.



Bathroom

2.62m (8'7) x 1.5m (4'11)

With front aspect double glazed window with suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush WC, heated towel rail and partially tiled wall surround.



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OUTSIDE:

To the front of the property is a patio area with access to the front door. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. The garden is enclosed by fencing and hedging to provide a degree of privacy, with a rear access gate giving access to a path which in turn gives access to the parking area.



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. On reaching the roundabout, take the first turning left onto Newtown Road. Continue over the bridge and, at the mini roundabout, take the first left into Grandstand Road. Continue along Grandstand Road where The Vines is located on the right hand side as indicated by the 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.

16th July 2026

ID28985

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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.

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.

