



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



56 Grandstand Road, Hereford, HR4 9NF

Located in a close of just three properties, off Grandstand Road, conveniently located close to the centre of Hereford, a modern detached superbly presented bungalow residence which is centrally heated and double glazed. Ideal for retirement and access to amenities.

£305,000 (Freehold)

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LOCATION

56 Grandstand Road is a close of just three properties, located off the city end of Grandstand Road. Close to the property are the amenities in Grandstand Road, the leisure centre, a public house close and Widemarsh Common. 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

56 Grandstand Road is a modern detached bungalow residence which is presented in excellent order and is centrally heated and double glazed. The accommodation is arranged off a central living room, from which doors lead to the conservatory which overlooks the garden, the kitchen, the two bedrooms and the wet room. Outside the property has parking immediately in front of the residence. There is a private garden area and in more detail, the accommodation comprises;

ON THE GROUND FLOOR ONLY:

Entrance Porch

.94m (3'1) x .91m (3')

Approached through a double glazed door with windows to two elevations and with a door with glazed upper panels to;

Living Room

5.61m (18'5) x 3.4m (11'2)

With two double glazed windows to the side, arched opening to the kitchen and with radiators and having doors to bedrooms, wet room and the BOILER CUPBOARD with a wall mounted gas fired combination boiler which provides central heating and domestic hot water. A double glazed sliding door opens to the;



Conservatory

2.9m (9'6) x 2.29m (7'6)

With double glazed elevations with triplex roof over and having a wide double glazed door to the hexagonal paving stone seating area. Woodgrain effect flooring, radiator and light.



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Kitchen

2.79m (9'2) x 2.18m (7'2)

With a double glazed window to the rear and fitted with base cupboards with wood block effect working surface over, matching upstands and eye level cabinets. One and a half bowl stainless steel sink unit with mixer tap, recess with plumbing for washing machine, built in oven with four ring hob over, stainless steel splashback and cooker hood. Space for further appliance.



Bedroom 1

3.35m (11') x 2.44m (8')

With a double glazed window to the front and radiator.

Bedroom 2

3.4m (11'2) x 2.29m (7'6)

With a double glazed window to the front and radiator. Woodgrain effect flooring and access hatch to loft space.



Wet Room

2.44m (8') x 1.6m (5'3)

With a shower proof flooring and shower well and having partly tiled walls, thermostatically controlled shower unit, low level WC and pedestal wash basin. Double glazed window, extractor unit and radiator.



OUTSIDE:

At the front of the property there is a pebbled area which is the allocated space and further visitor parking.

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Gardens

To the front of the property there is a lawned garden area and there is a planted border featuring shrubs and roses. The border then continues at the side of the property. There is a side pathway, which has a door to the bungalow itself and the path then continues into the rear garden which is divided into two distinct areas, separated by a fence. The first area comprises a row of paving stones with a lawned garden beyond, a shrub border and there is a hardstanding for a garden store. A gate in a panel fence opens to the second garden area which is approximately 13' wide and is laid to hexagonal paving slabs which create a dining area and a section of lawn with a further garden store.



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 along Edgar Street and at the roundabout, turn left into Newtown Road. Pass over the bridge, turn left into Grandstand Road and just before the second bend take the lane on the right hand side, where Number 56 will be identified by the agent's for sale board.

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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	72 C	80 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

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.zoopla.co.uk.

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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.