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83 Grandison Rise, Hereford, HR1 1PR

Situated to the north east of Hereford city centre in the popular Tupsley district, a three bedroom extended mid terrace home with gas central heating, double glazing and enclosed rear garden.

£240,000 (Freehold)

83 Grandison Rise, Hereford, HR1 1PR

LOCATION

The property is located to the north east of Hereford city in the popular Tupsley district. In the area are a range of amenities including local shops 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 extended three bedroom mid terrace home with double glazing and gas central heating, enclosed rear garden and with accommodation comprising entrance porch, entrance hall, sitting room, family room, kitchen/diner, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed entrance door leading to the;

Entrance Porch

With side aspect double glazed windows and double glazed door to the;

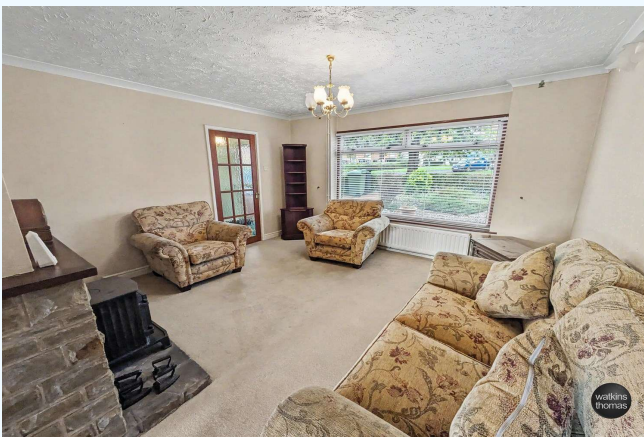
Entrance Hall

With front aspect double glazed window, stairs to the first floor, panelled radiator and doors to the sitting room and kitchen.

Sitting Room

3.99m (13'1) x 3.68m (12'1)

With front aspect double glazed window, multi fuel burner with stone surround and mantel, wall light, panelled radiator and access to;



Family Room

3.05m (10') x 2.84m (9'4)

With coved ceiling, wall light and arch to the;



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Kitchen/Breakfast Room

5.44m (17'10") x 2.16m (7'1")

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and hob, plumbing and space for washing machine, panelled radiator, rear aspect double glazed french doors to the garden and access to the;



Second Kitchen Area

3.18m (10'5") x 2.69m (8'10")

With work surface, tiled splashbacks, base units under with matching wall units, space for breakfast table and space for under counter fridge/freezer.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, airing cupboard housing the gas central heating boiler and doors to bedrooms and bathroom.

Bedroom 1

3.45m (11'4") x 3.07m (10'1") (plus door recess)

With front aspect double glazed window, panelled radiator and two built in wardrobes.

Bedroom 2

3.3m (10'10") x 2.77m (9'1")

With rear aspect double glazed window, panelled radiator and storage cupboard.



Bedroom 3

2.74m (9') x 2.24m (7'4") (maximum)

With front aspect double glazed window and panelled radiator.

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Bathroom

2.46m (8'1) x 1.68m (5'6)

With front aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, separate shower cubicle with electric shower, low flush WC, pedestal mounted wash hand basin, panelled radiator, shaver point and fully tiled wall surround.



OUTSIDE:

To the front of the property is a gravelled garden with various shrub borders and block pave path giving access to the front door. The garden is enclosed by hedging.

To the immediate rear of the property is a patio leading to a lawned area and further hard standing area which could be used for a shed. The path continues to the rear of the garden with steps down to the council parking and garage area. The garden is enclosed by fencing and walling and has the benefit of an outside tap.



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 Ledbury Road, taking the left hand turning into Whittern Way. Continue along Whittern Way, turning right into Grandison Rise, where the property is located on the right hand side.

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.

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ID43517

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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.

