



41 Grosmont Grove, Hereford, HR2 7EG

Asking Price £160,000



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Trivett Hicks is pleased to offer this three bedroom house in need of modernisation throughout. The property is located within a cul-de-sac location and situated to the southern side of Hereford city.

There are numerous amenities nearby to include supermarket, petrol station, doctors surgery, primary and secondary school, takeaways and a regular bus service into Hereford city centre and all of its amenities.

The property offers in more detail, entrance porch, entrance hall, living room, kitchen/diner, shower room all to the ground floor. To the first floor three bedrooms and a shower room. The property benefits from gas central heating, double glazing, off road parking for small car and gardens.

ENCLOSED ENTRANCE PORCH

Double glazed window to the front and side aspect, double glazed door to:

ENTRANCE HALL

Telephone point, power point, door to:

KITCHEN/DINING ROOM 17'10" x 9'1" (5.43m x 2.77m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, fitted electric oven with four ring ceramic hob over, double glazed window to the front and rear aspect, radiator, part laminate flooring, power points, under stairs cupboard housing Ideal gas boiler, double glazed door to the rear garden.

SITTING ROOM 13'4" x 7'10" (4.06m x 2.40m)

Double glazed door and window to the front, power points, double glazed door to the rear garden:

SHOWER ROOM

Fitted with three piece coloured suite comprising tiled shower area with fitted electric shower, pedestal wash hand basin with tiled splashbacks, low-level Wc, extractor fan, obscure double glazed window to the rear aspect.

FROM ENTRANCE HALL STAIRS LEAD TO

LANDING

Double glazed window to the rear aspect, radiator, power point, door to:

BEDROOM ONE 10'8" x 12'2" (3.26m x 3.71m)

Double glazed window to the front aspect, raised stairwell platform, radiator and power points.





BEDROOM TWO 10'5" x 9'0" (3.18m x 2.74m)
Double glazed window to the front aspect, radiator and power point.

BEDROOM THREE 7'0" x 6'1" (2.13m x 1.86m)
Double glazed window to the rear aspect, radiator, one power point, door to:

SHOWER ROOM
Fitted with four piece suite comprising tiled shower area with fitted electric shower, pedestal wash hand basin, tiled splashbacks, low-level WC, bidet and obscure double glazed window to the rear aspect.

OUTSIDE
The property is approached by driveway providing off road parking. To the rear the garden is predominately laid to patio, with steps leading up to a further paved area. The garden is bordered by shrub beds and is enclosed by wooden panelled fencing and mature hedgerow.



DIRECTIONS
Leave the city on the Belmont Road A465 at the roundabout adjacent to Tesco, take the first exit into Southolme Road. At the next roundabout take the second exit into Waterfield Road. This then leads into Treago Grove and Brampton Road, from Brampton Road take your second turning on the right hand side into Grosmont Grove. The property is situated a short distance along on the left hand side.

COUNCIL TAX
Band B £1988.342026 - 2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council. Tel: 01432 260000.

TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

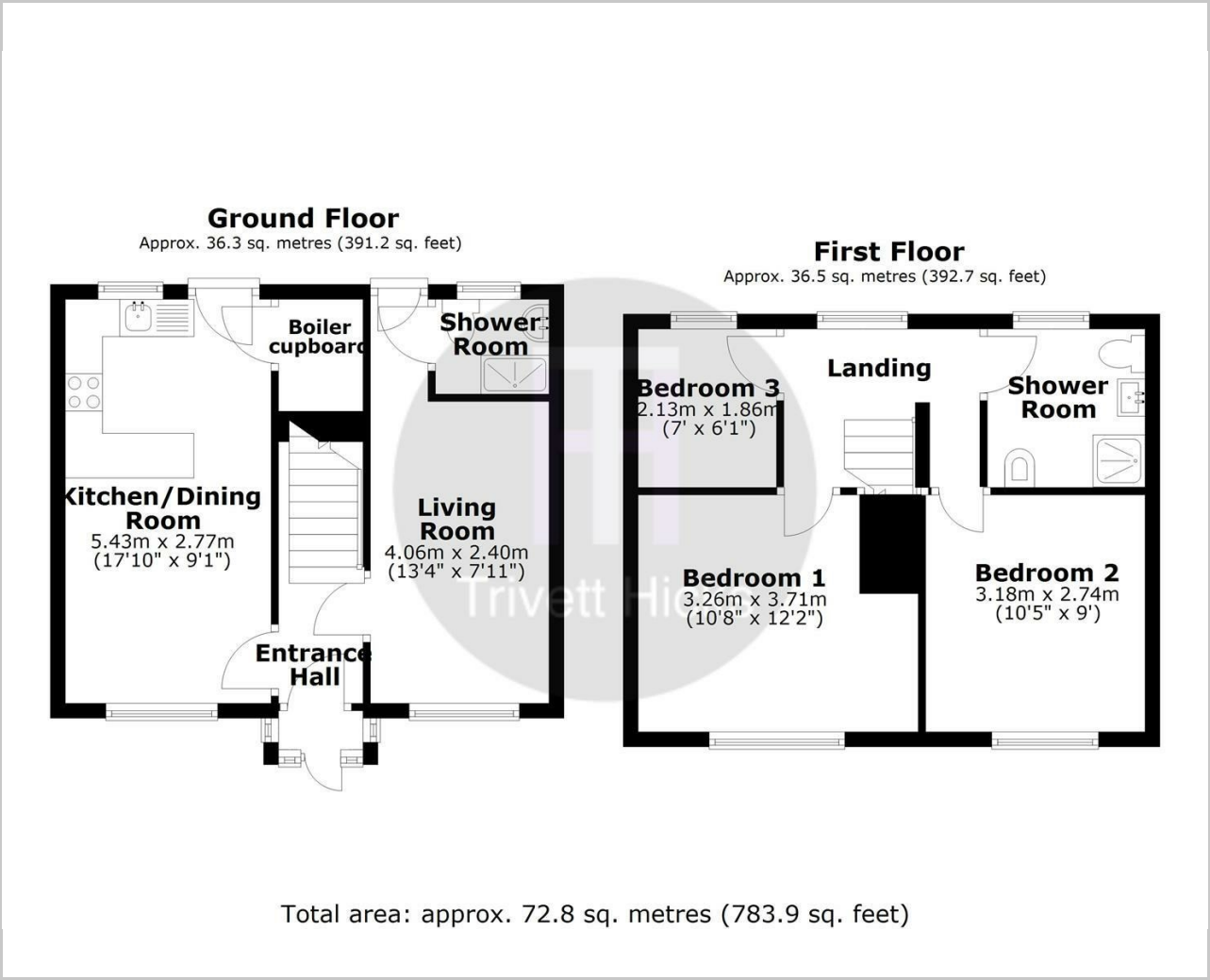
MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

TENURE
Freehold

N.B.
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



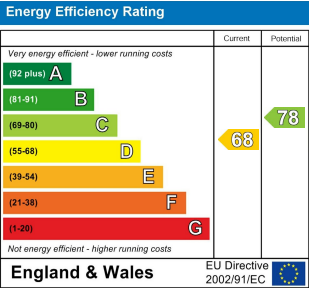
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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