



46 Grandison Rise, Hereford, HR1 1PP



Sunderlands
Residential Rural Commercial



**46 Grandison Rise
Hereford
HR1 1PP**

Summary of Features

- End terraced property
- Four bedrooms
- Generous plot with garage
- Attractive outlook across Tupsley Park and surrounding countryside
- Close to local amenities
- Sought-after location

Asking Price £280,000

Located on Grandison Rise, Hereford, this delightful end-terrace house offers a perfect blend of comfort and potential. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The generous reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house is set on a lovely plot that overlooks Tupsley Park and the picturesque surrounding countryside, offering a serene backdrop for everyday living. The views from the property enhance its appeal, making it a wonderful place to unwind and enjoy nature. In addition to its spacious interiors, this home features a garage that presents an excellent opportunity for off-street parking, as the kerb has been lowered in the past. This added convenience is a significant advantage in this desirable location. Overall, this four-bedroom end-terrace house on Grandison Rise is a fantastic opportunity for those looking to settle in a peaceful yet accessible area of Hereford, benefitting from a great location with nearby schools, local amenities, and excellent access to parks and surrounding countryside.

Location

The property is situated to the north-east of Hereford, within the well-established and sought-after Tupsley district. The area benefits from a range of local amenities, together with a selection of well-regarded primary and secondary schools in close proximity. Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities, along with a choice of further education options including Hereford Sixth Form College and Herefordshire and Ludlow College. The city also provides convenient access to both bus and railway stations.

Accommodation

Ground floor

The property is entered via a welcoming entrance hall providing access to the principal downstairs accommodation, with stairs rising to the first floor. A

generous front-to-back living/dining room creates an ideal setting for both everyday living and entertaining, enhanced by sliding doors opening directly onto the garden, allowing natural light to flow through and offering a seamless indoor-outdoor lifestyle. The kitchen is fitted with a range of matching wall and base units and a freestanding oven, complemented by a sink and window overlooking the rear garden. There is ample space for a breakfast table, making it a sociable and practical hub of the home. This leads through to a useful utility area, providing additional space for white goods and supporting day-to-day household needs, alongside a convenient downstairs W/C.

First floor

To the first floor, the property offers four well-proportioned bedrooms. There are two double bedrooms positioned to the front, both enjoying an abundance of natural light, with bedroom two further benefiting from an attractive outlook towards the surrounding countryside. Both double rooms are enhanced by fitted cupboards providing useful built-in storage. Bedroom three is a comfortable single room, well-suited as a child's bedroom or home office, while bedroom four is also a single and includes a fitted cupboard. The accommodation is completed by a contemporary family bathroom comprising WC, wash hand basin, and a walk-in shower.

Outside

The property is situated within a generous plot, benefiting from wrap-around gardens extending to the front, side, and rear. The front garden is mainly laid to lawn with a paved patio area, all enclosed by fencing for privacy. To the rear, there is an additional patio seating area alongside an astroturf lawn, also enclosed, with well-established borders of trees and plants providing a pleasant and private outlook. The property also benefits from a garage with a parking space in front; although not currently in use, it is served by a dropped kerb offering convenient off-road parking potential.



Services

We understand all mains services are connected to the property.

Tenure

Freehold

Council tax

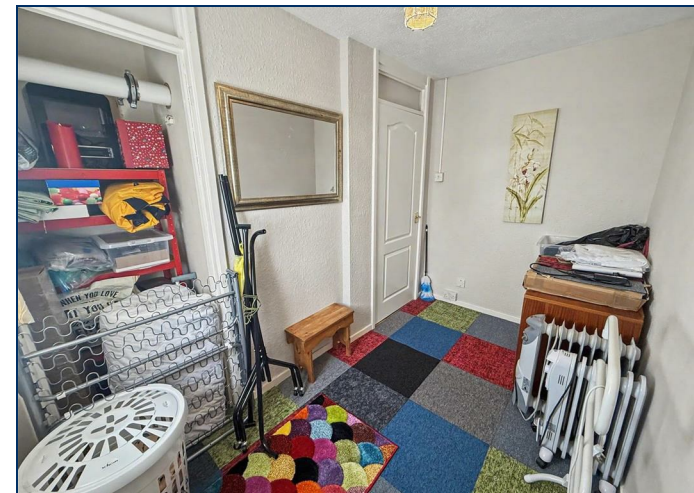
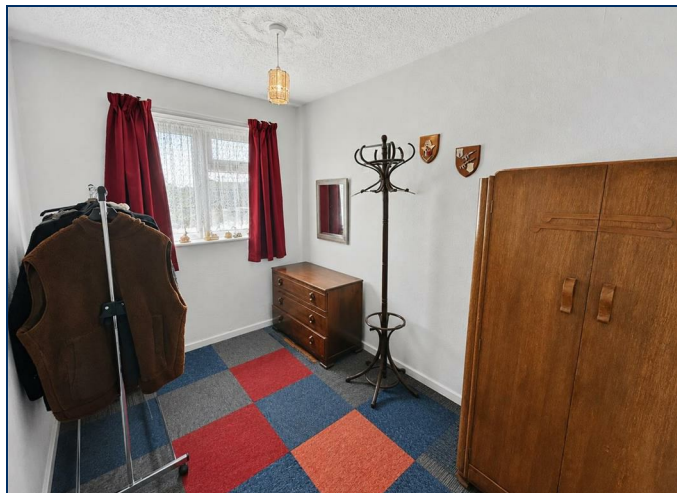
Herefordshire council tax band - C

Directions

From Hereford centre proceed along Commercial Road, passing Morrisons on the left and over the railway bridge and up Aylestone Hill. At the mini roundabout, take the right turn into Folly Lane, passing Herefordshire colleges and take the left turn into Whittern Way. Follow Whittern Way down through a series of bends, pass the first turning into Grandison Rise and take the second turning and after a short distance the property will be seen on the left hand side, as indicated by the agents For Sale board.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





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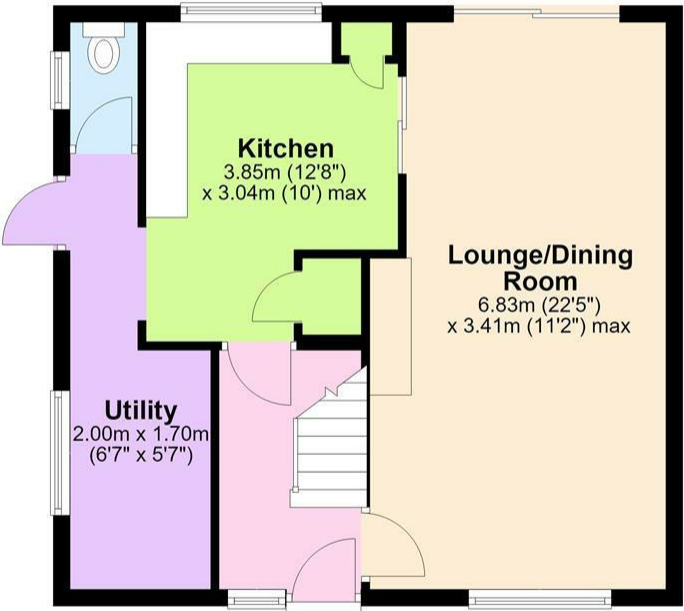
Hereford Branch

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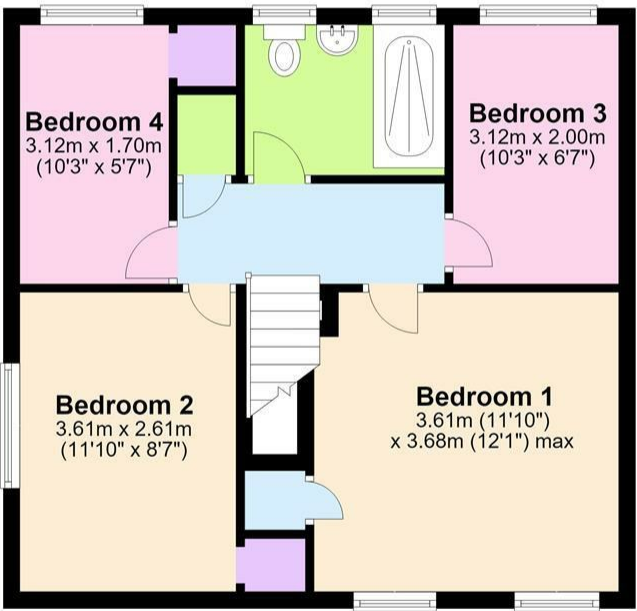
Hay-on-Wye Branch

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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.