



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

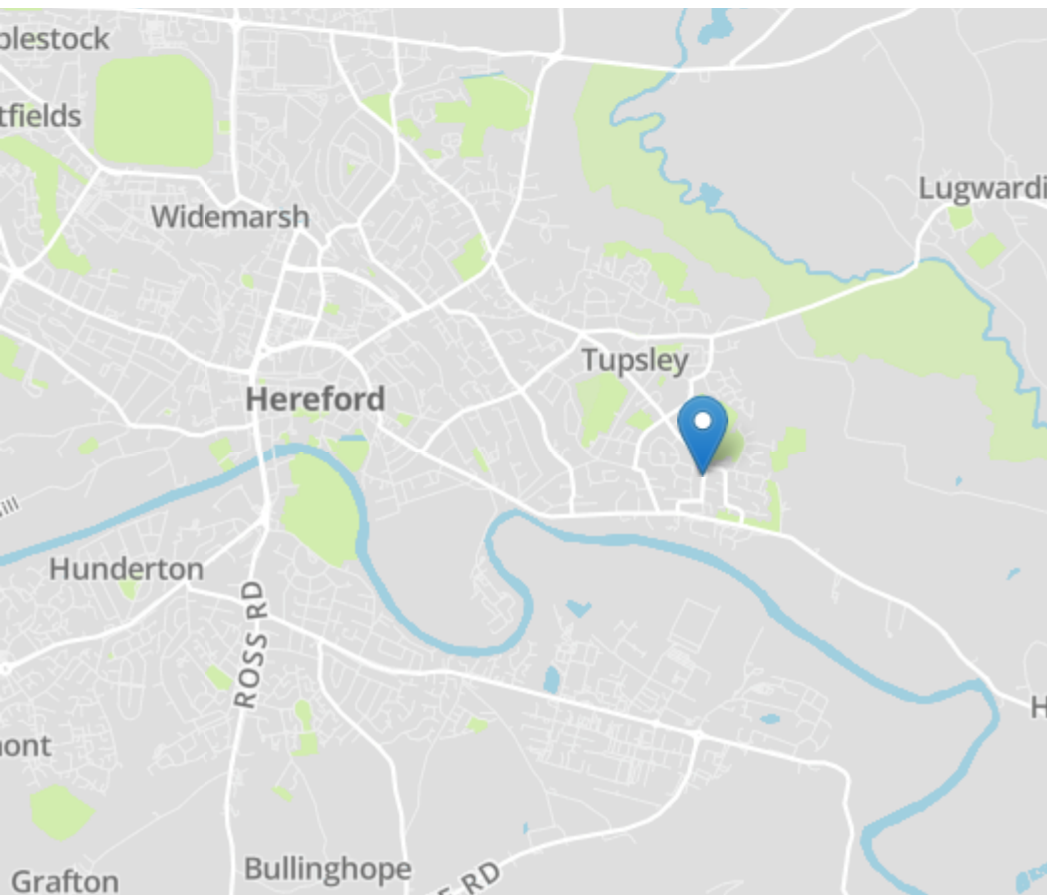
60 Gorsty Lane
Hereford HR1 1UN

£315,000



DIRECTIONS

From Hereford City proceed east onto A438 Eign Road, which in turn leads on to Hampton Park Road, turn left onto Nimrod Drive and the road follows around onto Gorsty Lane where the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //task.mull.shaped



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		82
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

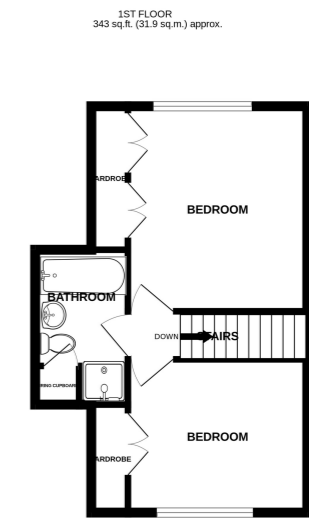
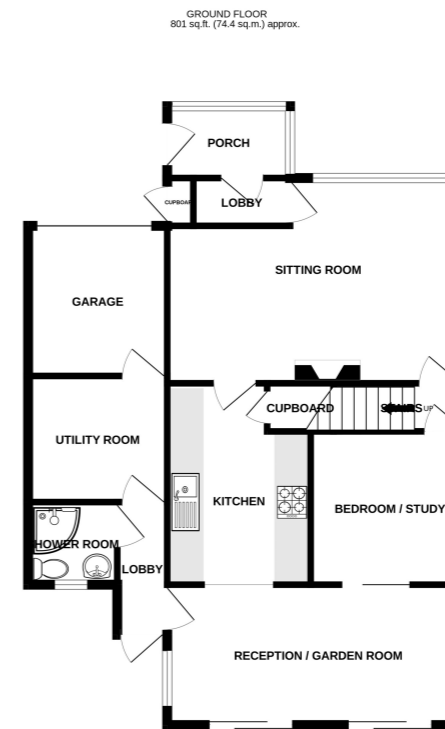
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• No onward chain • 2/3 bedroom dormer style property • Extension to rear, ground floor shower and utility

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.
Made with Metreplan 6.0204

OVERVIEW

Being offered for sale with no onward chain, and coming to the market for the first time in many years, this former style detached property enjoys 2/3 bedroom accommodation which has been extended to provide a further extension room to the rear, utility area and ground floor shower room. Close by to the property there are a selection of amenities including a variety of shops, schools, church, public house and for those who require a regular bus service to the City.

In more detail the property comprises:
Glazed front door leads to:

Large Entrance Porch

Further glazed door to:

Entrance Hall

With door to:

Front Living Room

5.4m x 3.84m (17' 9" x 12' 7")

With double panelled radiator, power points, and fitted coal effect fire with attractive surround.
Door to:

Kitchen

2.49m x 3.63m (8' 2" x 11' 11")

Fitted with a range of pine units comprising 1.5 bowl sink, with storage beneath, Beko integrated small dishwasher, range of laminated working

surfaces with drawers and cupboard below, space for cooker, range of eye level wall cupboards, tiled surround, space for fridge/freezer, ceramic tiled floor, and large under stairs storage facility.

Archway leading through to:

Extension Reception/Garden Room

2.46m x 5.39m (8' 1" x 17' 8")

Having two large sliding double glazed patio doors giving access onto the rear garden area, night storage heater and ample power points.
Sliding partition opens onto:

Bedroom/Additional Reception Room

2.85m x 2.94m (9' 4" x 9' 8")

With radiator, power points, and shelving.
Approached from the garden room extension door leads to:

Rear Lobby Area

Door leads to:

Ground Floor Shower Room

With corner shower cubicle, low flush WC, wash hand basin, ladder style radiator/towel rail, and extractor fan.

Door to:

Utility Area

Housing the Worcester wall mounted gas fired boiler, servicing domestic hot water and central heating, single drainer sink unit with storage beneath, space and plumbing for washing

machine, space for tumble dryer, space for fridge/freezer, eye level storage cupboard, electrical consumer unit, and gas unit.

Access from the inner hallway a staircase leads to:

FIRST FLOOR

Landing

Access to roof space with a fixed ladder gives access to a floored loft with standing room offering capacious storage space.

Bedroom 1

3.29m x 3.73m (10' 10" x 12' 3")

With radiator, two large fitted wardrobe units with hanging rail, power, light and glazed window with outlook to front.

Bedroom 2

2.71m x 3.29m (8' 11" x 10' 10")

With radiator, power points, large fitted wardrobe with hanging rail and shelving, and large window with outlook to the rear garden.

Bathroom

White suite comprising, enamel bath, vanity wash hand basin, low flush WC, linen cupboard with small radiator, adjoining this a fully tiled shower cubical with glazed screen, low flush WC, vanity wash hand basin, enamelled bath, chrome style radiator/towel rail, fully tiled walls and large window.

OUTSIDE

The property is approached from the front over a herringbone brick driveway with well stocked flower and shrubbery borders either side giving colour throughout the year and from here there are additional small lawned garden and access up to the front garden. Access down the side of the property via a timber security gate leads around to the rear where there is a large slatted patio area, and from here this leads onto a hard landscaped garden for ease of maintenance and having a large gravelled area, interspersed with flower and shrubbery borders, seating area, selection of ornamental trees and shrubs, and including silver birch.

Small Garage Store/Workshop Area

With electronic roller door, power and light.



At a glance...

- Living Room 5.4m x 3.84m (17' 9" x 12' 7")
- Kitchen 2.49m x 3.63m (8' 2" x 11' 11")
- Living/Dining Room 2.46m x 5.39m (8' 1" x 17' 8")
- Downstairs Bedroom/Study Bedroom 1. 2.85m x 2.94m (9' 4" x 9' 8")
- Bedroom 2. 2.71m x 3.29m (8' 11" x 10' 10")

And there's more...

- Popular residential area
- Local amenities
- Coming to the market for the first time in many years

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.