

Hampton Manor Gardens, Plot 6 Gorsty Lane  
Hereford HR11UL

**£340,000**



- Brand new 3 bedroom semi detached property • En-suite shower room to master bedroom • Downstairs cloakroom
- Architects certificate • Solar panels • Car Port.

## OVERVIEW

Currently being constructed by a local developer, this brand new three bedroom semi detached property with an architect's certificate comprises, kitchen/dining, lounge, cloakroom, en-suite shower to master bedroom also with fitted wardrobes, and two further bedrooms, family bathroom, solar panels, garden, and double car port. Gorsty Lane is situated in the Hampton Dene/Hampton Park residential areas, approximately 2.5 miles east of central Hereford, where the locality is sought after for its convenience and local amenities including, Doctors surgery, hairdressers, post office, bus service, shops, public house, church, open recreation area known as "The Quarry", colleges, primary and secondary schools.

## SPECIFICATION

### DESIGNER KITCHEN

Soft close fitted kitchen comprising; integrated oven/hob, extractor over, fridge/freezer, dishwasher, sink/drainage/mixer tap.

### CLOAKROOM, EN-SUITE, FAMILY BATHROOM

Soft close fitted kitchen comprising; integrated oven/hob, extractor over, fridge/freezer, dishwasher, sink/drainage/mixer tap.

### INTERNAL

Gas fired combination boiler, vinyl flooring to cloakroom, bathroom, kitchen.  
Low energy lighting.  
Carpets throughout.

### ROOM AT A GLANCE

Lounge  
14'7" x 13'1" ( 4.5 x 4)  
Kitchen  
16'4" x 12'5 ( 5 x 3.8)  
Bedroom 1

10'8" x 10'8" (3.3 x 3.3)

Bedroom 2

11'0" x 9' 12" (3.6 x 2.8)

Bedroom 3

11' x 7' 5" (3.6 x 2.3)

These measurements have been taken off plan and should not be relied on for ordering of furniture carpets etc.

### EXTERNAL

Contemporary Architect designed home.  
Private garden.  
Off road parking.  
Solar panels.  
Gated Entrance

### HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477. Unauthorised entry onto this site is strictly prohibited at all times.

### AGENTS NOTES

The Developer has the right to change or amend any specifications if necessary.

### PLANS/IMAGES

Plans/images are for representational purposes only.

### DIRECTIONS

From Hereford City proceed east onto A438 Ledbury Road, turn right onto Church Road, at the roundabout continue straight onto Gorsty Lane and the Development can be found on the left hand side as indicted by the Agents For Sale Board. For those who use 'What3words'///scout.ideas.given

## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax new build TBC

### 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](http://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.

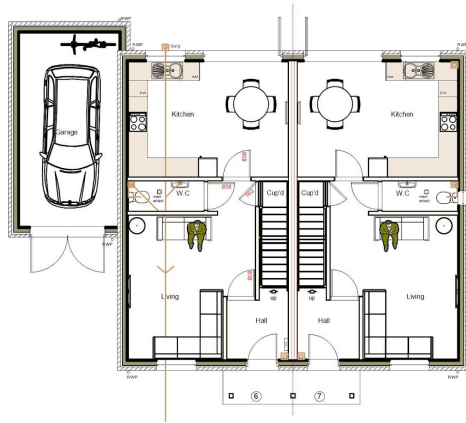
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm



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.