

FOR
SALE



32 Gorsty Lane, Hampton Dene, Hereford HR1 1UN

£335,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this sought after location, a detached three bedroom house offering ideal family accommodation and being sold with no onward chain. The property has the added benefit of gas central heating, double glazing, driveway parking, garage and a good sized garden. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Sought after location*
- *Detached house*
- *Driveway, garage and gardens*
- *No onward chain*
- *Three bedrooms, two receptions*
- *Viewing advised*



ROOM DESCRIPTIONS

Ground floor

Upvc entrance door into

Entrance porch

With tiled floor, wall light and door into

Entrance hallway

With fitted carpet, carpeted stairs leading up, radiator, ceiling light point, central heating thermostat and door into

Living room

With fitted carpet, coving, ceiling light, double glazed window to the front aspect, coal effect gas fireplace with surround and french doors into

Dining room

With fitted carpet, two radiators, two ceiling light points, double glazed window and sliding doors out to the rear, coving, useful under stair storage cupboard and archway leading into

Kitchen

With fitted wall and base units, ample work surface space, stainless steel sink and drainer unit, space for freestanding fridge/freezer, under counter space for washing machine, freestanding cooker with gas hob and electric cooker with extractor over, tiled floor, double glazed window and door to the rear.

First floor landing

With fitted carpet, double glazed window, ceiling light point, loft hatch, airing cupboard with water tank and fitted shelving and doors to

Bedroom 1

With fitted carpet, ceiling light point, double glazed window to the front aspect, radiator and double wardrobe with mirrored sliding doors.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with fitted blind, ceiling light point and inbuilt wardrobe cupboard with hanging rail and fitted shelf.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front, ceiling light point and storage cupboard over the bulkhead.

Bathroom

Three piece suite comprising panelled bath with electric shower over, bi-folding shower screen, tiled surround, wash hand basin with storage under, low flush w/c, heated towel towel rail, recess spotlights and double glazed window.

Outside

From the rear door there is a paved patio area south facing making it an ideal entertaining space and perfect suntrap, the remainder of the garden is laid to lawn with an array of ornamental shrubs and plants enclosed by hedging and fencing. There is a wooden outside storage shed and useful outside tap. A side access gate provides access to the front driveway and a personal door leads into the garage with light and power, fuse box, up and over door to the front, wall mounted gas central heating boiler.

To the front a brick paviour driveway providing off road parking for several vehicles with the remainder of the front garden laid to stone for ease and low maintenance.

Directions

From Hereford proceed towards Ledbury on the A438 (Ledbury Road), passing the Rose & Crown public house and at the traffic lights with the Memorial Cross turn right into Church Road, continue over the mini-roundabout into Gorsty Lane and the property is located on the right-hand side overlooking the open green.

Outgoings

Council Tax Band 'D' Amount payable 2024/25 £2330

Water and drainage rates are payable.

Services

All mains services are connected. Gas-fired central heating.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455.

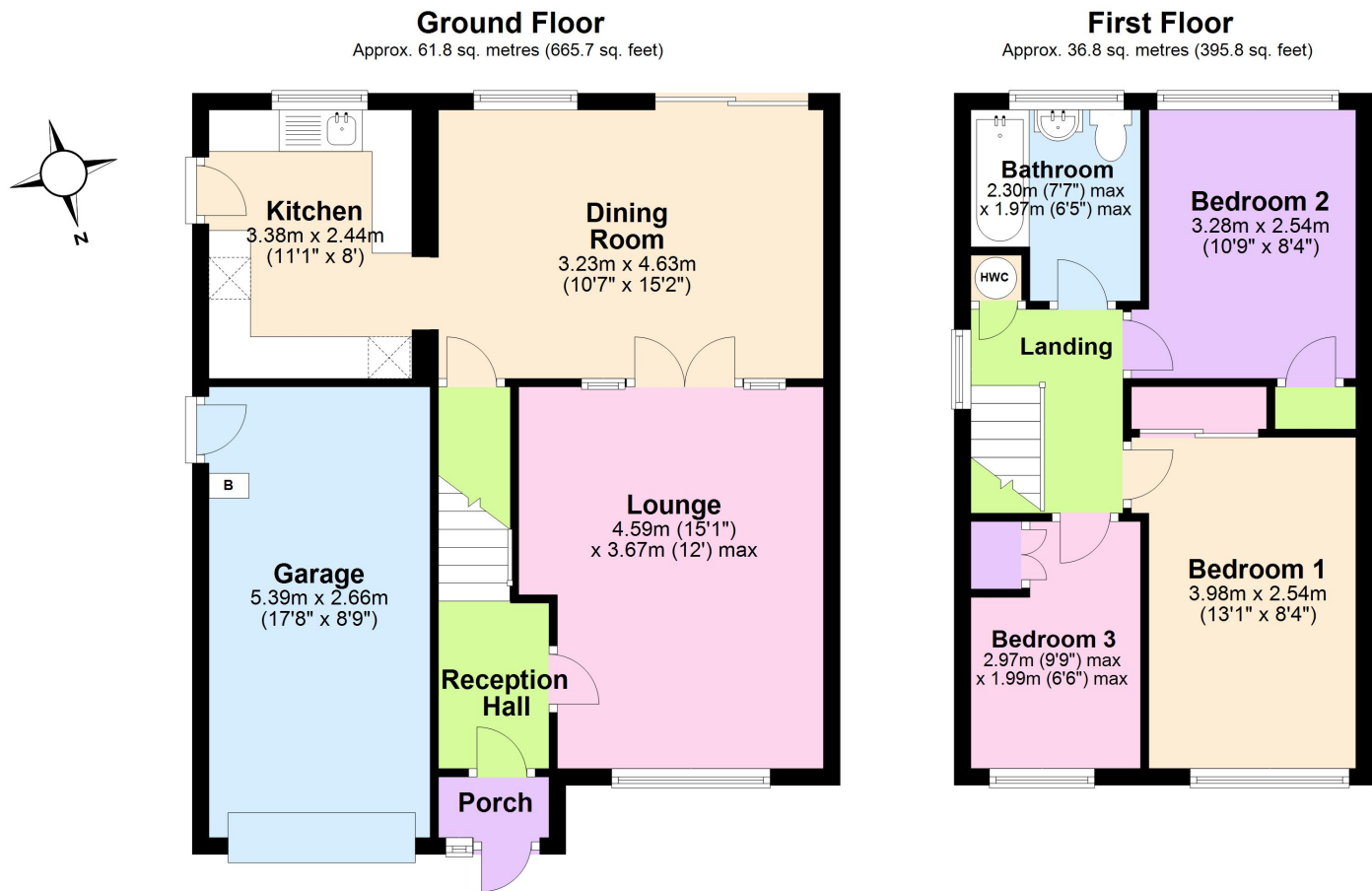
Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Total area: approx. 98.6 sq. metres (1061.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

32 Gorsty Lane, Hereford

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	82		
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, Scotland & Wales				
EU Directive 2002/91/EC				