

FOR  
SALE



80 Gorsty Lane, Hampton Dene, Hereford HR1 1UN

£295,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this highly sought after residential location, a three bedroom semi detached house offering ideal first time buyer/ family accommodation. Comprising living room, kitchen/dining room and conservatory to the ground floor, with three bedrooms and bathroom to the first floor with single garage, driveway parking and enclosed rear garden. The property offers scope for modernisation and is being sold with the benefit of no onward chain. A viewing is highly recommended.

## POINTS OF INTEREST

- *Three bedroom semi detached house*
- *Sought after residential location*
- *No onward chain!*
- *Garage, garden & driveway parking*
- *Scope for modernisation*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into

### Entrance hallway

With matwell, laminate flooring, ceiling light point, radiator, carpeted stairs leading up and door leading into

### Living room

With large double glazed window to the front, radiator, laminate flooring, ceiling light point, feature fireplace and surround and door leading into

### Kitchen/dining room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, free standing cooker with extractor over, under counter space for slimline dishwasher, space for freestanding fridge/freezer, tiled splash backs, tiled floor, double glazed window, useful understair storage cupboard with space and plumbing for washing machine. Wall mounted gas central heating boiler. Dining area with ceiling light point and fan, laminate flooring and double doors into the conservatory and door out to the rear.

### Conservatory

With radiator, fitted carpet, double glazed windows and door out to the rear garden.

### First floor landing

With fitted carpet, double glazed window, useful storage cupboard, loft hatch and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window, ceiling light point and built in cupboard with sliding doors.

### Bedroom 2

With fitted carpet, radiator, double glazed window, ceiling light point and built in cupboard with sliding doors

### Bedroom 3

With fitted carpet, radiator, double glazed window, ceiling light point.

### Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, double glazed window.

### Outside

To the front a driveway providing off road parking with an area of lawn and paved path leading to the front door. There is a side access gate and access to the garage with up and over door to front. To the rear a paved patio area with steps leading up to the remainder of the garden which is laid to lawn and bordered by fencing and hedging. Garage with light and power and personal door to the rear.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band C - £2,177 for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

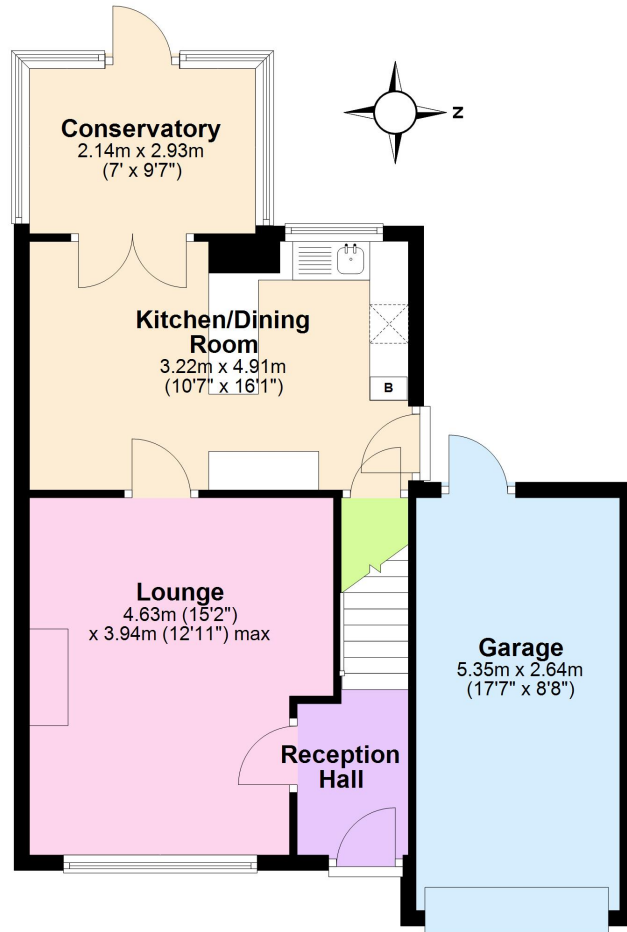
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

Proceed east out of Hereford along Blueschool street continuing on to Bath street and St Owen Street and then turn right on to Eign Road . Continue into Hampton Park Road turning left into Nimrod Drive, continue into Gorsty Lane and the property is situated a short distance down on the left hand side.

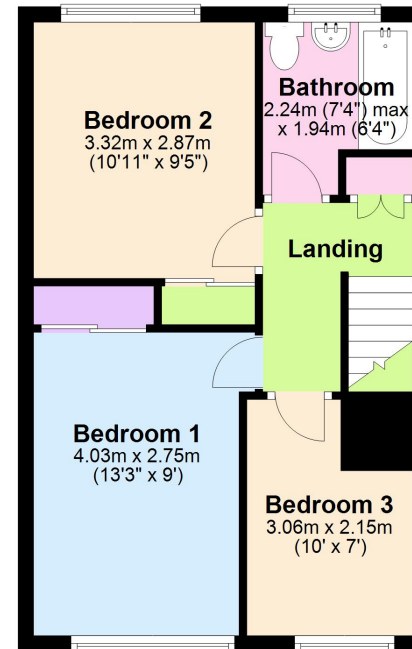
## Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



## First Floor

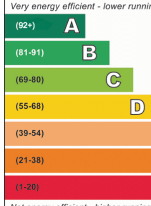

Approx. 39.0 sq. metres (420.2 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)  
**80 Gorsty Lane, Hereford**

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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		