

FOR  
SALE



8 Norbury Place, Hampton Park, Hereford HR1 1UD

£369,950 - Freehold

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

## PROPERTY SUMMARY

Attractive detached house in sought-after residential area with 3 bedrooms, utility room, gas central heating, double glazing, very large gardens. An ideal family home. Viewing highly recommended.

## POINTS OF INTEREST

- *Excellent detached house*
- *Exclusive residential location*
- *3 Bedrooms, utility room*
- *Gas central heating, double glazing*
- *Very large gardens*
- *Ideal family home*



## ROOM DESCRIPTIONS

### Entrance Porch

With door to the

### Entrance Hall

Hardwood flooring, radiator.

### Lounge

Bay window, coal-effect gas fire with surround, radiator.

### Kitchen/Dining Room

Fitted with a range of high gloss contemporary style base and wall mounted units with hardwood worksurfaces, breakfast bar, large tiled floor, Range-style cooker, twin Belfast-style sink with mixer tap, plumbing for dishwasher, window, patio doors to the rear, understairs storage cupboard and door to the

### Utility Room

Base and wall mounted units, radiator, extractor fan, window and door to rear, door to the garage.

### Staircase leads from the Entrance Hall to the

### Landing

With hatch to roof space (insulated with ladder and light).

### Bedroom 1

Fitted wardrobes, radiator, window to front.

### Bedroom 2

Exposed floorboards, radiator, window to rear.

### Bedroom 3

Built-in wardrobe, radiator, window to front.

### Bathroom

Suite comprising shower bath with mixer tap, mains shower, glass screen, part-tiled walls, low flush WC, wash hand-basin with cupboards under, ladder style radiator, 2 windows.

### Outside

The property has a large open-plan front garden, lawned with ornamental shrubs and a brick-paved driveway to the GARAGE with up-and-over door, light, power, gas fired central heating boiler and eaves storage space. There is a large rear garden enclosed by fencing, mainly lawned with a paved patio, raised sundeck, garden shed, side access. Water tap and outside light.

### Agents Note

Planning Permission was previously granted in 2009 (app No 083138) to provide an additional bedroom with en-suite and a ground floor extension. This has now lapsed but planning can be inspecting on Hereford Council Planning Portal.

### Services

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

### Outgoings

Council tax band C Water and drainage - metered supply.

### Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and into Hampton Park Road and then, turn left into Old Eign Hill and then take the 1st right into Norbury Place and the property is located at the end of the cul-de-sac on the right hand side.  
What3words - year.shin.focus

### Viewing

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

### Money Laundering Regulations

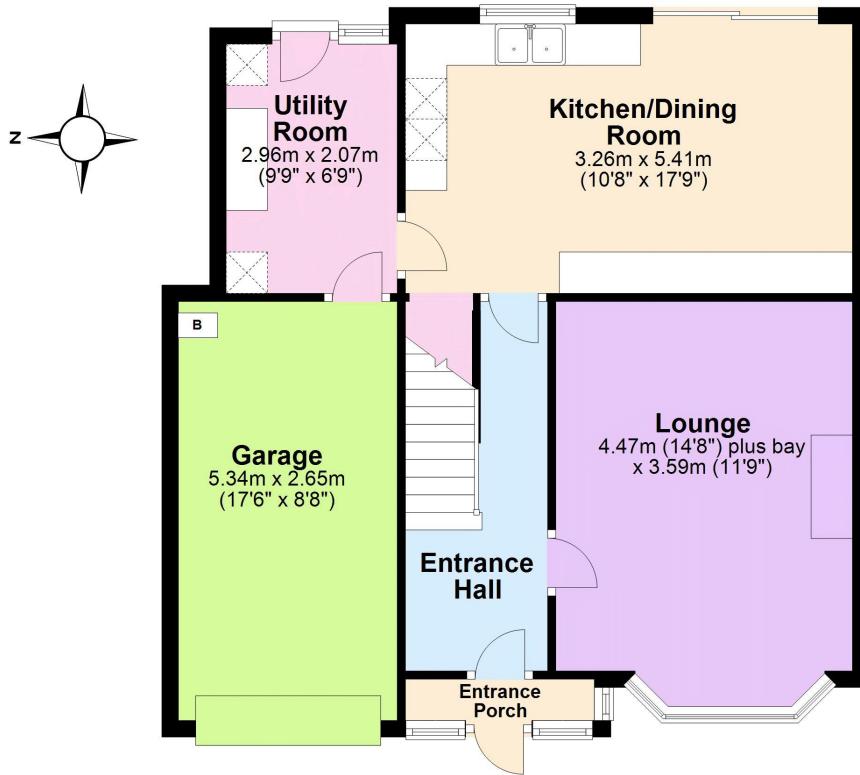
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9am - 5.30pm  
Saturday 9am - 2.00pm

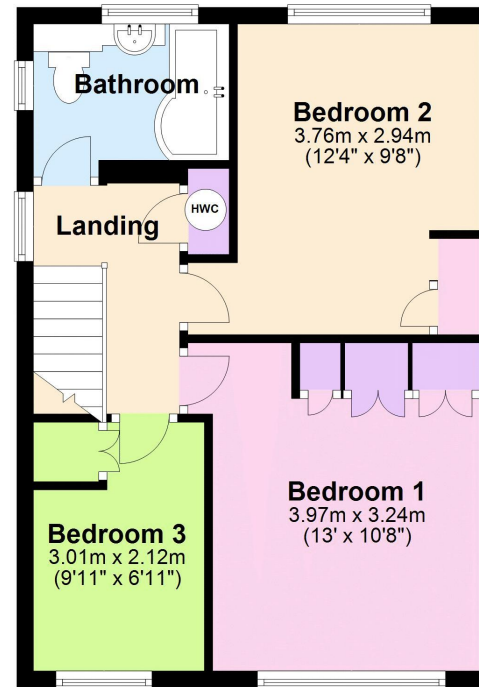
### Ground Floor

Approx. 65.4 sq. metres (703.4 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

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

**8 Norbury Place, 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.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			