

FOR  
SALE



28 Gorsty Lane, Hampton Dene, Hereford HR1 1UN

£295,000 - Freehold

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## PROPERTY SUMMARY

This attractive 2 bedroom detached bungalow is pleasantly located adjoining and overlooking a small open green, on a popular development about 1.5 miles northeast of the Cathedral City of Hereford.

Local amenities include a doctors surgery, bus service, shops, public house, church, open recreation area known as "The Quarry" and primary and secondary schools.

Constructed in the late 1960s, the bungalow is in excellent order and has a kitchen extension together with gas central heating, double-glazing and is ideal for retirement with excellent parking, a detached garage and good-sized garden.

## POINTS OF INTEREST

- *Excellent detached bungalow*
- *Sought after location*
- *2 Bedrooms*
- *Extended kitchen*
- *Parking and garage*
- *Gas central heating, double-glazing*
- *Large gardens*
- *Ideal for retirement*



## ROOM DESCRIPTIONS

### Entrance porch

Tiled floor, door to

### Entrance hall

Hatch to roof space, electric fuseboard, radiator, central heating thermostat, airing cupboard with hot water cylinder, electric immersion heater, and central heating programmer,

### Bedroom 1

Fitted wardrobe, radiator, window to front.

### Bedroom 2

Radiator, windows to front and side.

### Wet room

Recently fitted having part-boarded walls, non-slip floor, electric shower, WC, wash hand basin, radiator, window.

### Lounge

Electric fire, 2 radiators, window to side, large window to rear garden and archway to the

### Dining area

Feature ceiling timbers, radiator, window to side, doorway to

### Kitchen

Fitted base and wall units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit, plumbing for washing machine, wall mounted gas-fired central heating boiler, electric cooker point, radiator, window with lovely outlook over green to side, door to rear garden.

### Outside

The front of the property is approached over a pedestrian access via Gorsty Lane. The front garden is lawned with a wide flagstone pathway, a variety of ornamental shrubs and close-boarded fencing.

There is a side access to the good-size rear garden enclosed by hedging and fencing for privacy and security. Mainly laid to lawn with a paved patio area and pathway, an extensive range of ornamental shrubs and trees, and a further gravelled seating area. Garden shed. Outside water tap and light.

There is a separate vehicular access to the rear of the property (via Siddons Road) to a tarmac parking area for 2 vehicles, and the Detached Garage with up-and-over door, light, power, door to rear.

### Services

Mains gas, water, electricity and drainage are connected. Gas-fired central heating.

### Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

### Agent's note

Some items of furniture are available to purchase by separate negotiation.

### Viewing

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

### Directions

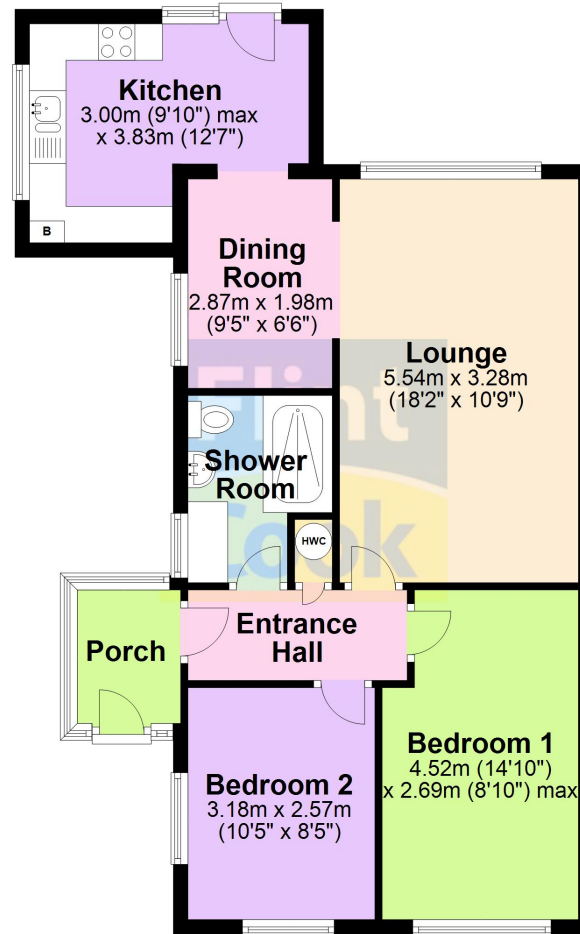
From Hereford proceed towards Ledbury on the A438 (Ledbury Road), passing the Rose & Crown public house and at the traffic lights with the Memorial Cross turn right into Church Road, continue over the mini-roundabout into Gorsty Lane and the property is located on the right-hand side overlooking the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

### Money laundering regulations

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

### Ground Floor

Approx. 67.3 sq. metres (723.9 sq. feet)



Total area: approx. 67.3 sq. metres (723.9 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(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			