



80 GORSTY LANE

HAMPTON DENE, HEREFORD HR1 1UN

£288,500
FREEHOLD

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.



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

Full Description

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.

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.

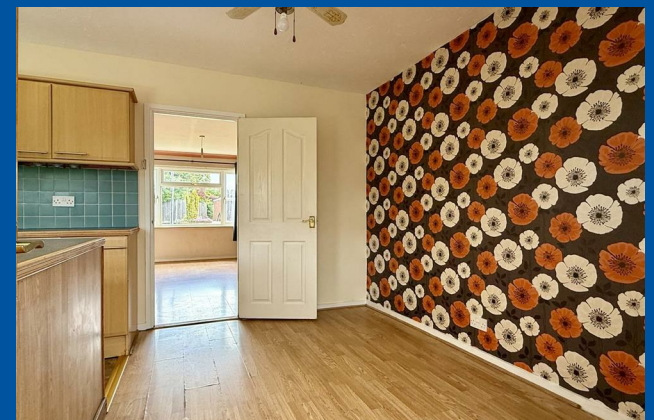
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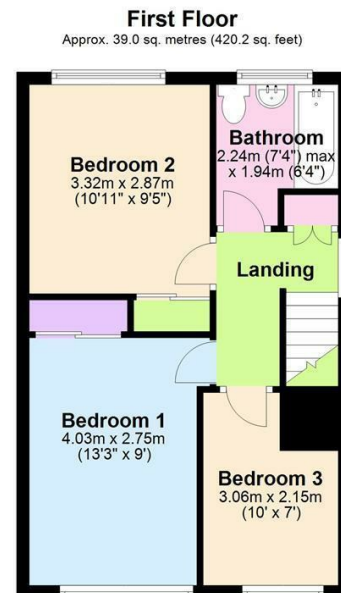
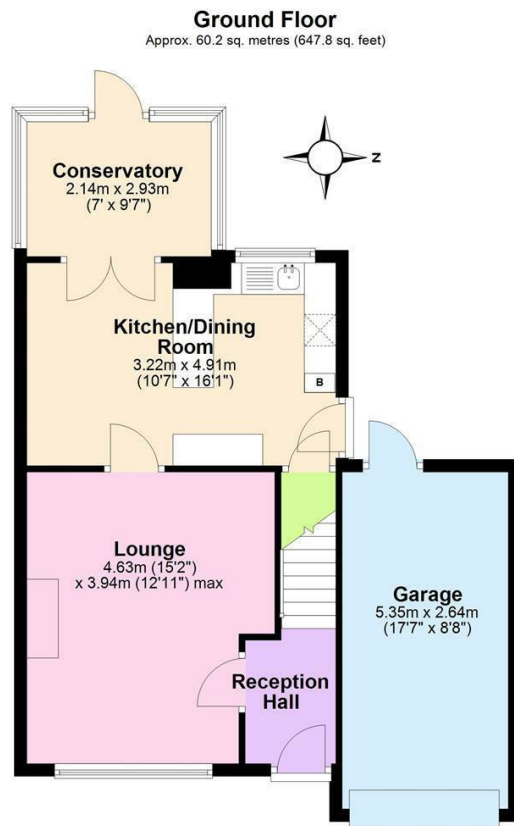
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band C - £2,177 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 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.

80 GORSTY LANE





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		
		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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