18, Gorsty Lane, Hereford, HR1 1UN
Price £410,000

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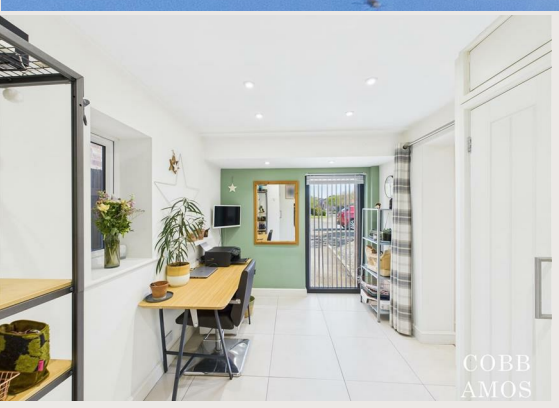

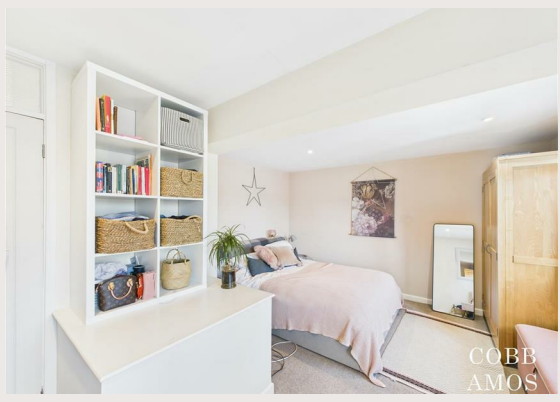

18 Gorsty Lane
Hereford

This delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. The property boasts four well-proportioned double bedrooms and features three versatile reception rooms.

Outside, the property offers driveway parking and mature enclosed gardens. The surrounding area is known for its friendly community, popular schools and convenient access to local amenities, making it a desirable location for families and professionals alike.

This family home presents an excellent opportunity for those seeking a comfortable and stylish living environment in a prime location within Hereford. Don't miss the chance to make this wonderful house your new home.

CALL TO ARRANGE A VIEWING ON 01432-266007

- Extended detached family home
- Four double bedrooms
- Three reception rooms
- Popular schools catchment
- Enclosed rear garden
- Ample driveway parking
- Downstairs WC/Shower
- Gas central heating
- Wood burning stove
- Viewing recommended

Please note that the dimensions stated are taken from internal wall to internal wall.

Material Information

Price £410,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: D (65)
For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
The property is gas centrally heated from a Worcester boiler, has double glazing throughout and accommodation that comprises; canopy porch, entrance hall with stairs leading up and doors to either side, office/reception 3, downstairs WC/shower room, kitchen, dining room and living room. Stairs lead up to the first floor landing which has doors to all rooms including the family bathroom and four double bedrooms.

Property Description
The property is entered via an oak glazed door from the canopy porch into the entrance hallway where stairs rise up to the first floor and doors lead off. Currently used as a home office but equally suitable for many other uses the first reception room has a tiled floor, full length window to the front and further window to the side, built in storage cupboard and a useful built in utility cupboard housing the Worcester central heating boiler and space for a tumble dryer. A door leads to an inner hall with a full length shelved storage area and door to the downstairs WC which has a tiled area with electric shower, tiled floor wash basin and obscure window to the side.
The kitchen is located in an extension at the rear of the property with fantastic views over the rear garden through windows to the rear and side and features a a range of wall, base and drawer units under worktop with inset stainless steel sink, space for a cooker with extractor fan over, plumbing for a washing machine, space for fridge freezer and door to the rear garden. The dining room is accessed from the inner hall and has sliding patio doors and a window to the rear making it a light and airy room with the added benefit of a large under stairs cupboard, wooden flooring and door to the living room where there is a wood burning stove, window to the front, further wooden flooring and which can also be accessed from the entrance hall.
The carpeted stairs rise from the hallway to the landing with loft access, airing cupboard housing shelving and a radiator and doors to all other rooms. The family bathroom has a tiled floor, heated towel rail, hidden cistern WC and vanity sink unit, keyhole bath with tiled walls and shower over. Bedroom one has been hugely extended providing an additional dressing area and two windows to the front, bedroom two features built in wardrobes with shelving and hanging space, bedroom three is a double room with built in cupboard and window to the rear, bedroom four is also a double room with window to the rear.

Garden & Parking
The property is approached from the road via the driveway which also provides parking and has an additional gravel parking area to the side, the front garden is laid to lawn and enclosed by a hedge, has a wood store, outside tap and gate leading to the rear garden.
The rear garden has al patio but is mainly laid to lawn and enclosed by wooden fencing with a useful wood built shed, an outside tap and access to the side.

Location
Located to the east of Hereford city centre, nearby amenities include good primary and secondary schooling (it lies in the catchment area for Bishops), doctors surgery, church, hair salon, public houses, post office and a regular bus service in and out of the city.

Services
All mains services are connected to the property

Herefordshire Council Tax Band D

Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 6 Mbps 0.7 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Limited Limited
Vodafone Likely Likely

Outdoor Mobile Coverage
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Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

Directions
Proceed east of the city centre onto St Owens Street which in turn becomes Ledbury Road. At the roundabout proceed straight over, at the traffic lights by the memorial turn right into Church Road. Follow this road along until you reach the mini roundabout, go straight over into Gorsty Lane, and the property can be found a short while after on the right hand side.