



12 GORSTY LANE HEREFORD HR1 1UL

£305,000
FREEHOLD

Situated in this sought after residential location, an extended three bedroom link detached home offering ideal family accommodation, requiring modernisation throughout and benefitting from no onward chain.

Having been extended to the ground floor, the property comprises three reception rooms, kitchen, utility and downstairs wet room, three bedrooms and bathroom to the first floor. The property also benefits from driveway parking, a single garage and enclosed rear garden. A viewing is highly recommended.



12 GORSTY LANE

- Sought after residential location
- Three bedrooms
- Requires modernisation
- No onward chain
- Ideal family home
- Link detached home



Ground floor

With entrance door into

Entrance porch

With wood effect flooring, double glazed windows to the front aspect, ceiling light point, useful built in storage cupboard with hanging rail and shelf with door leading into the

Living room

With fitted carpet, double glazed window to the front aspect, coving, two radiators, carpeted stairs leading up, two ceiling light points, one wall light, coal effect gas fireplace with feature brick surround and opening into the

Dining room

With fitted carpet, coving, radiator, ceiling light point, a door leading into the kitchen and sliding doors into the family room.

Family room

With fitted carpet, wall mounted heater, two ceiling light points, windows and doors out to the rear garden.

Kitchen

Fitted with matching wall and base units, work surface space over, 1 1/2 bowl sink and drainer unit, four ring hob with extractor over, integrated oven and microwave, double glazed sliding window out to the family room, two ceiling light points, radiator and archway into the

Utility room

With sink and drainer unit, ceiling light point, fitted wall cupboards, useful work surface space with under counter space for a washing machine and tumble dryer, double glazed window and door out to the rear garden, doors then lead into the wet room and garage.

Downstairs wet room

With large walk in shower, low flush w/c, wash hand basin, heated towel rail, extractor and part panelled surround.

Garage

With light and power, up and over garage door to the front and personal door.

First floor landing

With fitted carpet, ceiling light point, coving, loft hatch, window to the side aspect, built in airing cupboard with gas central heating boiler and doors to

Bedroom one

With fitted carpet, radiator, ceiling light point, coving, double glazed window to the front aspect and triple built in wardrobe.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and double built in wardrobe.

Bedroom three

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bathroom

Three piece suite comprising panelled bath with tiled surround and electric shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear a a south westerly facing garden with a good sized patio area and an array of ornamental plants and shrubbery enclosed by fencing. To the front a concrete driveway providing off road parking with an array of plants and shrubbery with access to the front door, personal door and up and over door to the garage.

Directions

Proceed east out of Hereford along Ledbury Road heading past the petrol stations, at the roundabout take the second exit straightover and at the next set of traffic lights turn right onto Church Road, proceed to the end of Church Road and take the second exit straight over onto Gorsty Lane, the property is situated a short distance down on the right hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

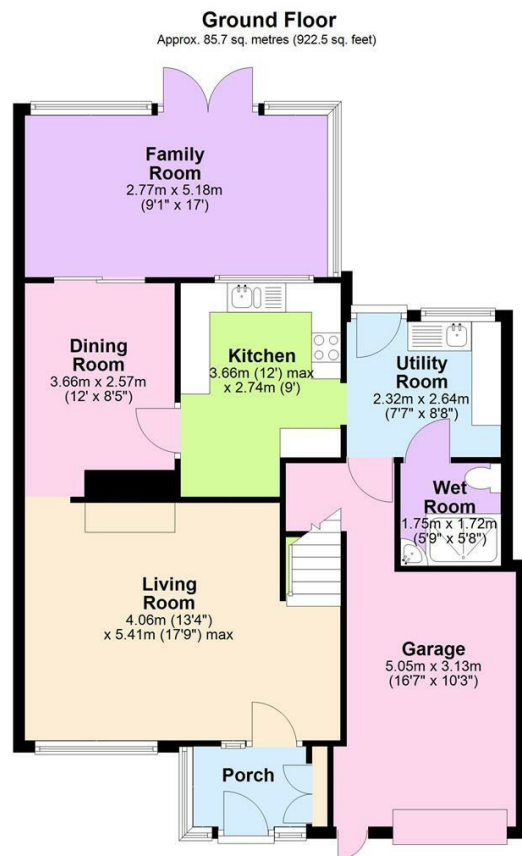
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

12 GORSTY LANE





Total area: approx. 129.1 sq. metres (1389.2 sq. feet)

EPC Rating: C Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

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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