



92 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN



Sunderlands
Residential Rural Commercial



**92 Gorsty Lane
Hampton Dene
Hereford
HR1 1UN**

Summary of Features

- Detached four bedroom house
- Two bedrooms and kitchen/breakfast room along with utility
- Popular residential area of the city
- Gardens and garage
- No ongoing chain.

Asking Price £399,950

A detached family house tucked away along a no through road in this popular sought after residential area of the city. Accommodation is arranged over two floors, is double glazed and gas central heated and briefly comprises, reception hall, cloakroom, two reception rooms, kitchen/breakfast room and utility. Whilst the first floor has four bedrooms and modern bathroom suite. A drive provides parking and leads to the garage with an area of garden, side access to the rear where the gardens are of good size being pleasantly private and mature. The property is offered with no ongoing chain.

Location

Hampton Dene is a popular residential suburb of the city, being well placed for the city as well as countryside. There are good neighbourhood facilities including Hampton Dene primary school and Bishop's secondary school, a shop, hairdressers, public house, regular bus service into Hereford as well as nearby countryside walks next to the river.

Cupboard Open Porch

With double glazed front door, leading to -

Reception Hall

With radiators and stairs to First Floor. Doors off to -

Cloakroom

Having WC low flush suite, wash hand basin and double glazed window.

Sitting Room

Having double glazed bay window to front, gas coal effect fire with hearth and mantle

over. Two radiators, wood panel walls and door through to -

Dining Room

Having double glazed window, radiator, door to -

Kitchen/Breakfast Room

Having a range of base and eye level units, space for a cooker, work surface area with inset stainless steel double drainer sink, double glazed window door back to hall and another door leading to -

Utility Room

Having plumbing space for washing machine, double glazed door to rear and double glazed window.

Stairs lead from the reception hall to the First Floor.

Landing

Being of good size with double glazed window, airing cupboard housing Worcester gas central heating boiler and loft access.

Bedroom One

Having radiator, double glazed window to rear arch through to -

Bedroom Four

Having double glazed window to rear, radiator and door to landing.

Bedroom Two

Having fitted wardrobes, radiator, double glazed window to front.



Bedroom Three

Having cupboard, double glazed window to front and radiator.

Bathroom

Having modern suite with bath and shower over, wash hand basin, WC low flush suite, double glazed window and radiator.

Outside

To the front of the property there is a garden area with shrubs with a drive providing parking for a couple of cars which in turn leads to the garage. Having up and over door along with power and light. A side gate leads to the rear initially there is a paved area giving way to garden laid to lawn with shrub beds, mature trees including fruit and monkey puzzle tree being pleasantly private and enclosed within fencing ideal for families.

Services

Mains gas, electric and water drainage connected to the property.

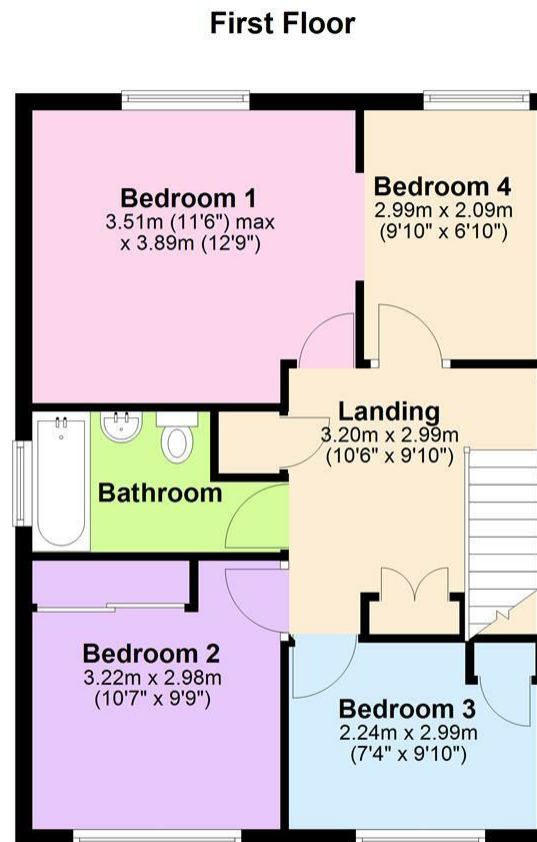
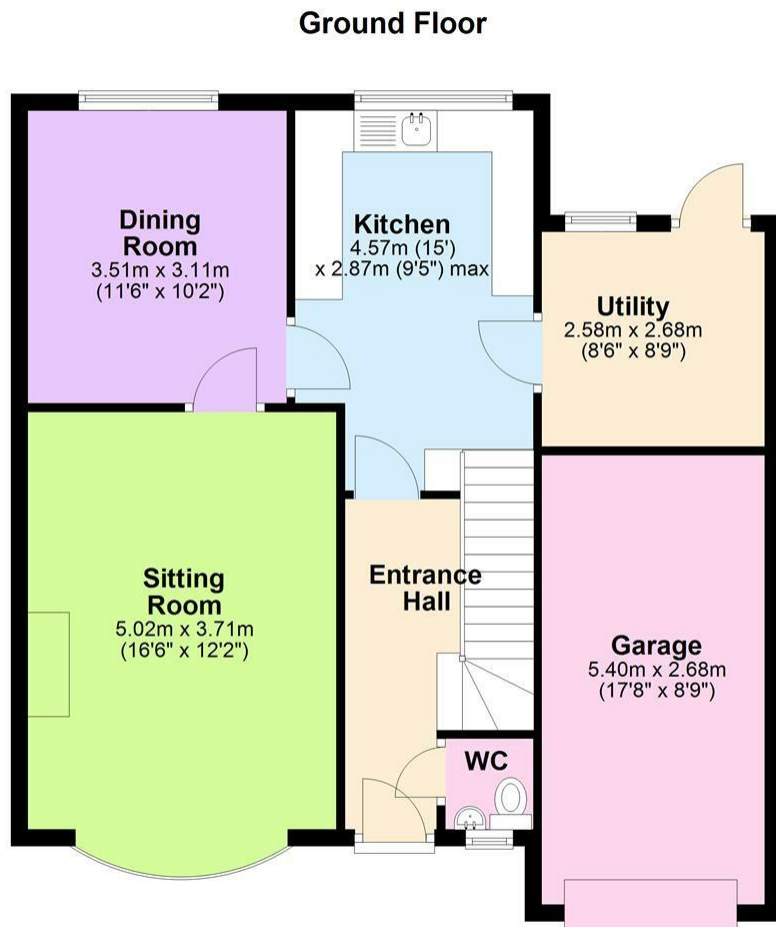
Tenure

Freehold.

Directions

From Hereford proceed along St Owen's Street passing the fire station on the left hand side and at the first left bend, turn right onto Eign Road. Stay on this road which leads onto Hampton Park Road, passing the vets on the left hand side and continue up the bank and after about 1/2 mile, take the left turning onto Nimrod Drive and then around the right bend and just on the left bend turn right down a dead end lane which is part of Gorsty Lane. The property can be seen on the right hand side as denoted by the Agent's for sale sign. What3words: ///apron.usage.buyers





Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.