



## 16 GORSTY LANE

HAMPTON DENE, HEREFORD HR1 1UN

£329,500  
FREEHOLD

Peacefully situated in this popular residential location, an impressive 3 bedroomed detached house offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, double glazing, modern kitchen and bathroom, south facing rear garden, ample off road parking and we recommend an internal inspection.





# 16 GORSTY LANE

- Highly sought after location
- Well maintained
- 3 bedroom detached house
- Modern kitchen & bathroom
- South facing rear garden
- Ideal for families or retirement
- Must be viewed



## Canopy Porch

With outside light and a composite entrance door through to the

## Reception Hall

With feature flooring, radiator, central heating thermostat, carpeted staircase to the first floor and door to the

## Lounge

With radiator, double glazed window to the front aspect with wooden venetian blind, feature flooring and door to the

## Kitchen/Dining Room

Fitted an extensive range of wall and base cupboards, ample resin work tops with a large central work station/breakfast bar, 1 ½ bowl sink unit with pot wash style mixer tap, upright radiator, feature flooring, space for an upright fridge/freezer, freestanding Rangemaster style cooker with a 5 ring gas hob, splash back and cooker hood over, double glazed window with blind overlooking the rear garden, double glazed double French doors to the rear patio and garden, under stairs store cupboard, space and plumbing for a washing machine, pull out storage baskets, display shelving and a double glazed door to the

## Conservatory/Garden Room

With tiled floor, double radiator, power and light points, opening window vents, single door to the rear patio and garden and an internal door to the garage.

## First Floor Landing

With fitted carpet, double glazed side window with blind, access hatch to the loft space and a built in airing cupboard also housing the gas central heating boiler.

## Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with blind, partially panelled walls and a built in double wardrobe with mirrored sliding doors.

## Bedroom 2

With fitted carpet, radiator, partially panelled walls, built in single wardrobe and double glazed window overlooking the rear garden.

## Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and built in wardrobe with folding door.

## Bathroom

With suite comprising panelled bath with rainwater style shower head and glazed screen, vanity wash hand basin with storage below, and shaver socket and mirror over, low flush WC, tiled floor and wall surround for easy maintenance, upright radiator, double glazed window with blind.

## Outside

To the front of the property there is a large tarmac driveway with brick edging providing ample off road parking, all enclosed by hedging and fencing for privacy. There is useful side access.

To the rear there is a good sized paved patio area providing the perfect entertaining space which leads on to the remainder of the garden which is mainly laid to lawn and well enclosed for privacy. There is a further paved patio with an overhead pergola frame, useful outside tap and lighting.

#### **Property Services**

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

#### **Outgoings**

Council tax band 'D' - £2,429 for 2025/2026

Water and drainage rates are payable.

#### **Directions**

Proceed east out of Hereford along Blueschool Street, Bath Street and continuing into St Owen Street and then Ledbury Road, at the traffic lights turn right onto Church Road. This continues into Gorsty Lane and No 16 is on your right hand side.

#### **Viewing**

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

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

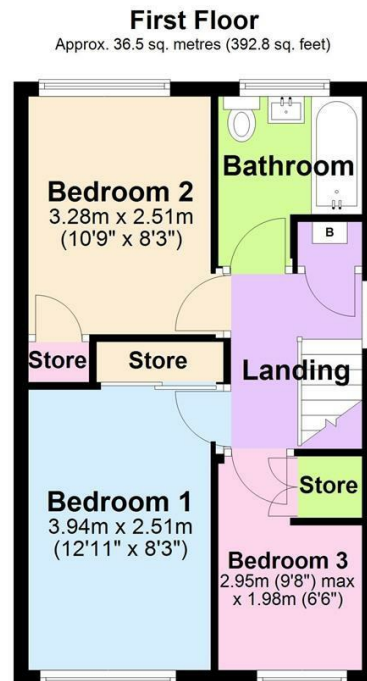
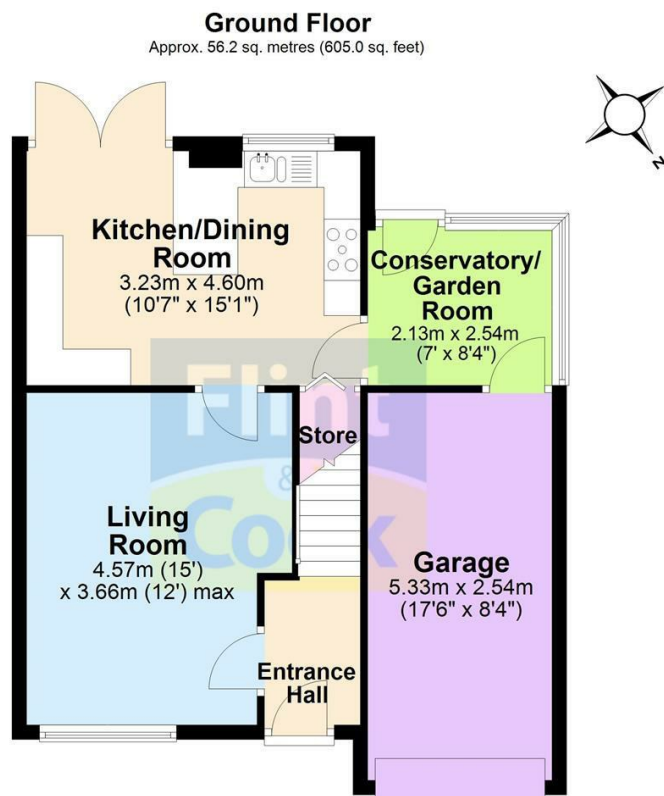
Saturday 9.00 am - 1.00 pm

#### **Money Laundering Regulations**

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

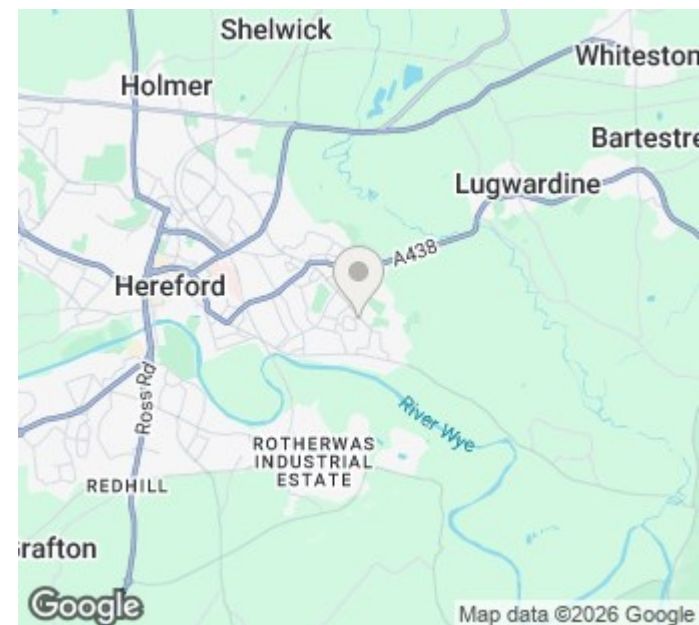
## **16 GORSTY LANE**





Total area: approx. 92.7 sq. metres (997.8 sq. feet)

**EPC Rating: D**    **Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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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