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## 9 Rosemary Gardens, Hampton Dene, Hereford, HR1 1UW

*'Located to the east of the city centre, in the Hampton Dene residential district, near educational establishments, a four bedroom semi-detached home which is centrally heated and double glazed.'*

**£285,000 (Freehold)**

# 9 Rosemary Gardens, Hampton Dene, Hereford, HR1 1UW

## LOCATION

Rosemary Gardens is a cul-de-sac which is located off Gorsty Lane in the Hampton Dene residential district, a favoured quadrant, to the north-east of the city centre. In the locality there are a range of educational establishments, a church and local amenities together with the recreational area known as 'The Quarry'. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

9 Rosemary Gardens is an established semi-detached home which provides four bedrooms and a bathroom on the first floor together with a hall, cloakroom, a good sized sitting room and an open plan kitchen/dining area on the ground floor. The property is centrally heated and double glazed and it has a driveway to a garage space. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Porch

With door with double glazed upper panels and adjacent double glazed panels to the:

#### Hall

2.49m (8'2) x 1.07m (3'6)

With radiator, stairway, tile effect flooring and wall mounted Hive type heating unit. Feature wooden doors to the kitchen/dining room, sitting room and the:

#### Cloak Room

1.32m (4'4) x 1.22m (4')

With tiled walls, low level wc, wash basin with mixer tap, radiator, wood grain effect tiled floor and double glazed window. Wall mounted gas fired boiler which provides central heating and domestic hot water.



#### Sitting Room

4.27m (14') x 3.86m (12'8) (widening to 16')

With deep and wide double glazed windows to the front, coving to ceiling, feature fire surround, low level under stair storage cupboard, radiator, television point and door to a STORE CUPBOARD (3'5 x 2') with hat and coat hooks.



#### Kitchen/Dining Room

5.49m (18') x 3.81m (12'6)

With a double glazed window overlooking the rear garden and a pair of double glazed sliding patio doors open to and overlook the rear garden. Within the kitchen area there are sunken ceiling lights, a tile effect floor covering and an extensive range of wood grain effect fronted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye-level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with dishwasher, recess with plumbing for washing machine and fitted double electric oven with four ring hob over and stainless steel cooker hood above. Breakfast bar area with cupboards over, radiator and with an opening to the dining area with a radiator and a continuation of the tiled effect flooring.



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### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft storage space, wall mounted thermostat, doors to cupboards provided with hanging rails and storage shelving and panel style doors to:

#### Bedroom 1

3.91m (12'10) x 3.05m (10') (plus door recess)

With a deep double glazed window to the front, radiator, stained wooden skirting boards and wood grain effect flooring.

#### Bedroom 2

2.9m (9'6) x 2.69m (8'10)

With a double glazed window to the rear and radiator.





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### Bedroom 3

3m (9'10) x 2.36m (7'9)

With a double glazed window to the front, radiator, wooden skirting boards, wood grain effect flooring and door to a recessed single wardrobe cupboard with hanging rail and storage shelf.

### Bedroom 4

2.72m (8'11) x 1.7m (5'7)

With a double glazed window overlooking the rear garden, radiator and deep door recess (part of this bedroom has been incorporated within the bathroom area to provide a shower area).



### Bathroom

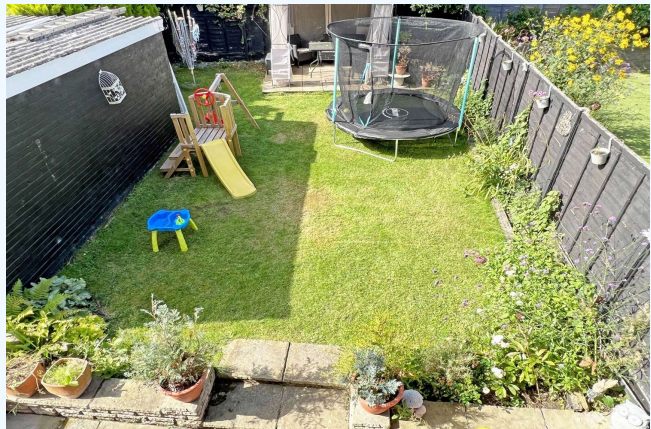
1.68m (5'6) x 2.13m (7') (10' maximum)

With tiled walls, a double glazed window to the side and white suite comprising bath with central mixer tap, pedestal wash basin with mixer tap and low level wc together with a walk-in shower cubicle with a thermostatically controlled shower unit. Storage cupboard with radiator.



### OUTSIDE:

The property has the benefit of a long concrete driveway which continues to the side of the residence. A gate in a timber fence opens to a further paved area. The property has a SEMI-DETACHED GARAGE (15'4 wide x 8'1 long). At the front of the property there is a deep level lawned garden area with a stoned border. Immediately to the rear of the residence there is a paved patio area with two steps up to a level lawn and at the far end of the garden there is a paved hard standing area. The lawned garden area is flanked by flower borders and boundaries are formed with a mix of hedging and fencing. The rear garden enjoys a pleasant westerly aspect.



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### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### COUNCIL TAX BAND C

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road. Proceed along Ledbury Road, pass over the roundabout and at the traffic lights by 'Tupsley Cross' turn right into Church Road. Proceed along Church Road, pass over the mini roundabout in to Gorsty Lane and then take the second left hand turn signposted Rosemary Gardens where Number 9 will be identified on the left hand side.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**7th September 2023**

ID36860

# 9 Rosemary Gardens, Hampton Dene, Hereford, HR1 1UW

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy performance certificate (EPC)

9 Rosemary Gardens HEREFORD HR1 1UW	Energy rating <b>C</b>	Valid until: 31 March 2032 <hr/> Certificate number: 7498-3015-9207-0262-0204
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Property type Semi-detached house

Total floor area 97 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

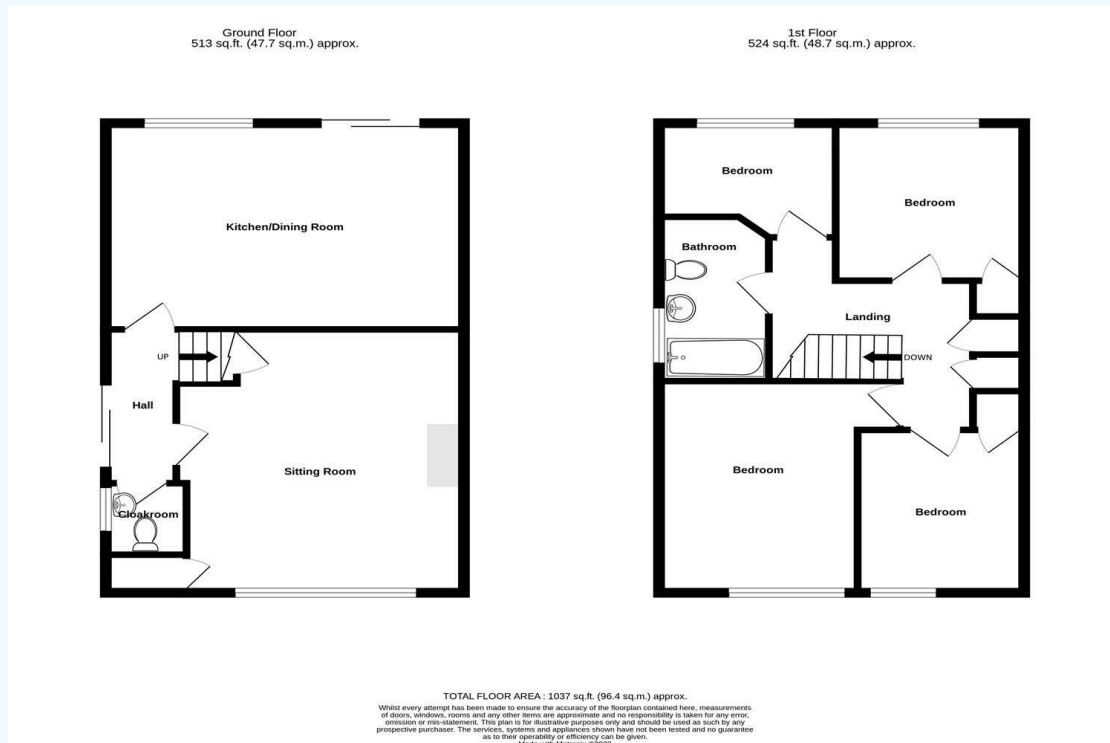
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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