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3 Litley Court, Hampton Park, Hereford, HR1 1TP

'Situated to the north east of Hereford City Centre on a the prestigious development of Litley Court a well presented, three double bedroom family home with gas central heating, double glazing, en-suite to the master bedroom, two side by side parking spaces to the front with enclosed rear garden and access to communal gardens leading to The River Wye'

£375,000 (Freehold)

Residential Sales and Lettings

3 Litley Court, Hampton Park, Hereford, HR1 1TP

LOCATION

The property is located to the north east of Hereford City in the sought after exclusive development of Litley Court which is off Hampton Park Road within easy reach of the City Centre and Riverside walks. In the area are a range of amenities and 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

The subject property is a beautifully presented, light and airy, three double bedrooms, terraced family home offering the ease of city living with its own private garden and the benefit of maintained communal gardens which run to the River Wye. Having two side by side parking spaces to the front, efficient gas central heating, double glazed sash windows, good size enclosed private rear garden, access to communal gardens which run to The River Wye. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility, downstairs cloakroom, first floor landing with access to three bedrooms, with en-suite to bedroom 1 and family bathroom. In more detail the accommodation comprises:

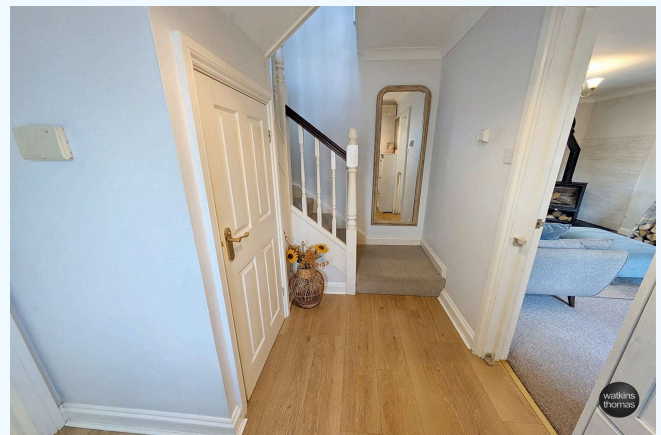
ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, coved ceiling, thermostat for central heating, telephone point, stairs to first floor, under-stairs storage cupboard, laminated flooring, door to the sitting room and kitchen/dining room.



Sitting Room

5.51m (18'1) x 3.23m (10'7)

With front aspect double glazed sash window, feature wood burning stove with porcelain tiled surround and hearth, panelled radiator, coved ceiling and double glazed panelled door to the rear garden.



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Kitchen/Dining Room

5.49m (18'0) x 3.48m (11'5) (maximum - L-shaped room)



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Dining Area

With front aspect double glazed sash window, panelled radiator, coved ceiling, inset spot lights, laminated flooring, wood panelling to rail on one wall and access to the kitchen area.



Kitchen Area

With rear aspect double glazed sash window, a range of units comprising 1½ bowl ceramic sink drainer unit, work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven, gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, breakfast bar with base units under, coved ceiling, tiled flooring and door to the utility room.



Utility Room

1.57m (5'2) x 1.52m (5'0)

With work surface, tiled splash backs, plumbing and space for washing machine, base unit, space for tumble dryer, panelled radiator, wall mounted cupboard housing the Worcester gas central heating boiler, door to the cloakroom and double glazed panelled door to the rear garden.



Cloakroom

With low flush wc and wash hand basin with tiled splash back.

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ON THE FIRST FLOOR:

Landing

With front aspect double glazed sash window, smoke alarm doors to bedrooms and bathroom. Access hatch to loft space which is partially boarded with power and lighting.



Bedroom 1

4.47m (14'8) (maximum) x 2.97m (9'9)

With front aspect double glazed sash window, two built-in single wardrobes, panelled radiator and door to en-suite shower room.

En-Suite Shower Room

With rear aspect double glazed sash window, shower cubicle with tiled wall surround and thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, extractor fan and vinyl flooring.

Bedroom 2

3.25m (10'8) x 2.95m (9'8)

With rear aspect double glazed sash window, panelled radiator and built-in single wardrobe.



Bedroom 3

3.25m (10'8) x 2.46m (8'1)

With front aspect double glazed sash window and panelled radiator.

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Bathroom

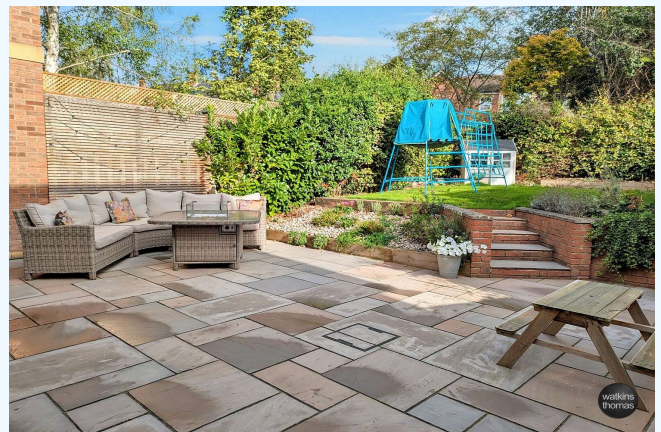
2.39m (7'10) (maximum) x 2.18m (7'2) (maximum - irregular shaped room)

With rear aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan and partially tiled wall surround.

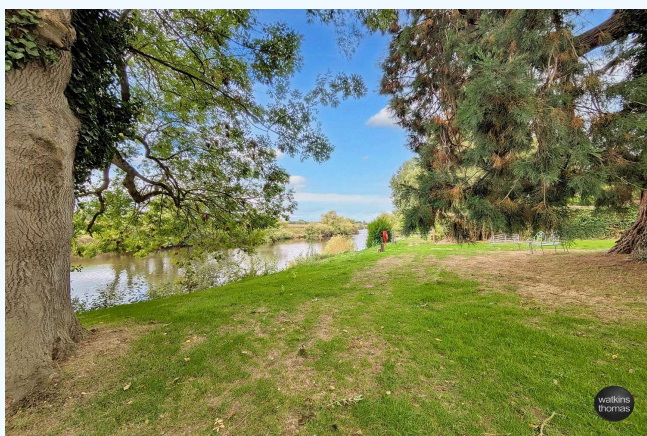


OUTSIDE:

To the front of the property is a block paved parking area for two vehicles to park side by side with shrub borders and path giving access to the front door. To the immediate rear of the property is a large patio area with steps leading to the main garden which is laid to lawn. There is a useful rear access gate and the garden is enclosed by hedging and fencing to provide privacy.



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COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

Agents Note

Please note that there is a management charge for the maintenance of communal areas which is £650 per annum payable to the resident owned and run Litley Court Management Company.

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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street turning right onto Eign Road. Continue along Eign Road, under the bridge and continue into Hampton Park Road. Turn right into Litley Court and follow the road to the right hand side where the property is located on the right.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

12th September 2025

ID41547

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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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.

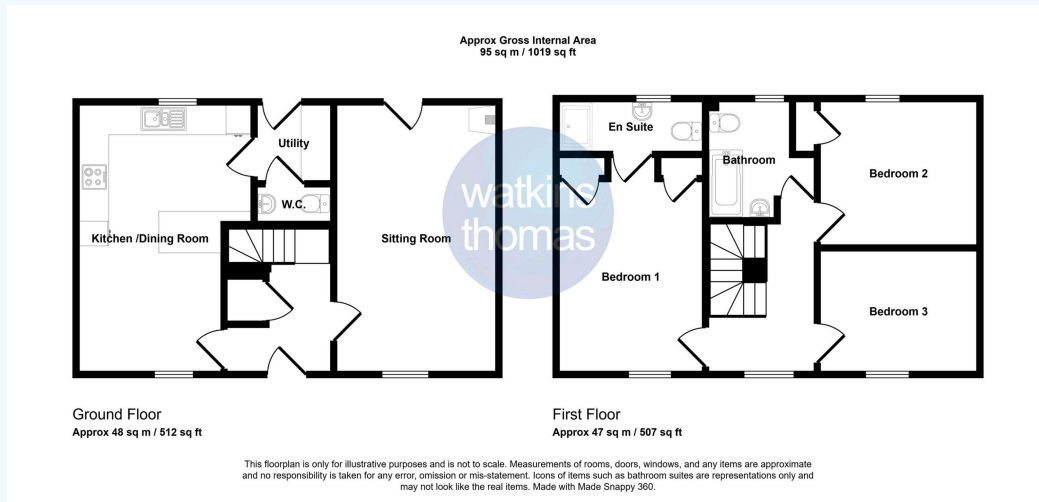
For properties in England and Wales:

- 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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