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12 Gorsty Lane, Hampton Dene, Hereford, HR1 1UL

'Situated to the north east of Hereford in the popular Hampton Dene district a three bedroom, link detached home, in need of modernisation with off road parking, garage and enclosed rear garden'

305,000 (Freehold)

Residential Sales and Lettings

12 Gorsty Lane, Hampton Dene, Hereford, HR1 1UL

LOCATION

The property is located to the north east of Hereford in the popular Hampton Dene district. 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 three bedroom, link detached home which has been extended to provide a summer room to the rear of the property. The property is in need of some modernisation throughout and has the added benefit of double glazing where specified, gas central heating, off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, sitting room, dining area, garden room, kitchen, utility, downstairs wet room, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed entrance door leads to the entrance porch with front and side aspect double glazed windows, laminated flooring, cloaks/storage cupboard and glazed door to the sitting room.

Sitting Room

5.46m (17'11) (maximum) x 4.09m (13'5) (maximum)

With front aspect double glazed window, front aspect single glazed window, two panelled radiators, stairs to the first floor, living flame gas fire with brick surround, coved ceiling, television point and arch to the dining room.



Dining Room

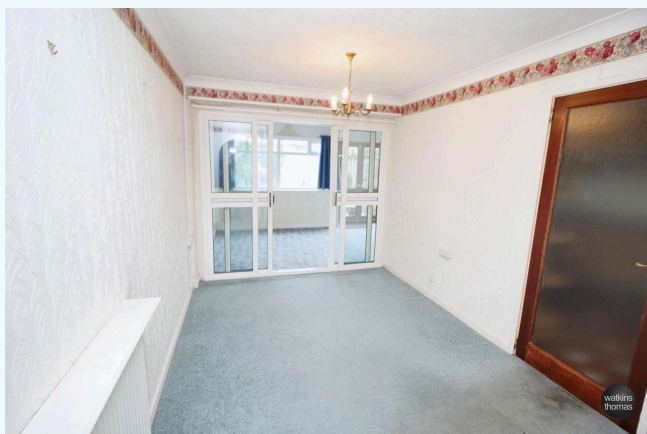
3.84m (12'7) (maximum) x 2.62m (8'7)

With panelled radiator, coved ceiling, glazed door to the kitchen, sliding door to the garden room with double glazed windows either side of the sliding doors.

Garden Room

5.21m (17'1) x 2.77m (9'1)

With rear and side aspect double glazed windows, wall light, wall mounted gas heater and single glazed double doors leading to the rear garden.



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Kitchen

2.69m (8'10) x 3.76m (12'4) (maximum)

With rear aspect double glazed window. A range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven, integrated microwave, gas hob with cooker hood over, tiled flooring and arch to the utility area.



Utility Room

2.69m (8'10) x 2.16m (7'1)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, wall and base mounted units, tiled flooring, door to the wet room, garage and glazed door to the rear garden.

Wet Room

1.98m (6'6) x 1.75m (5'9)

With low flush wc, wash hand basin, electric shower with glass shower screen, extractor fan, heated towel rail, inset spot lights, shower boarded surround and glazed roof light.



ON THE FIRST FLOOR:

Landing

With side aspect secondary glazed window, access hatch to loft space, coved ceiling, airing cupboard housing the gas central heating boiler, doors to bedrooms and bathroom.

Bedroom 1

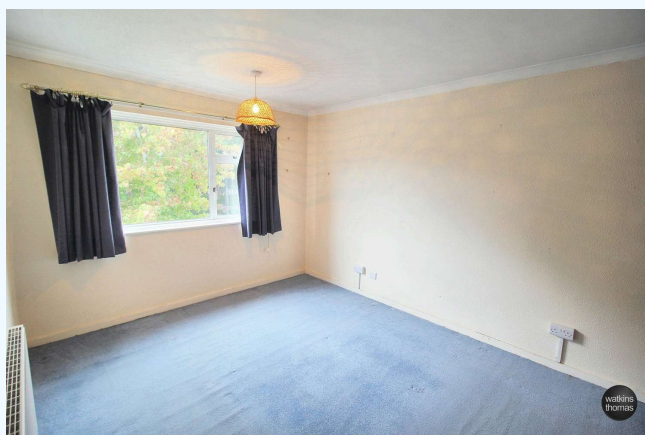
3.63m (11'11) (to the wardrobe) x 3m (9'10) (plus recess)

With front aspect double glazed window, a range of built-in wardrobes and panelled radiator.

Bedroom 2

3.48m (11'5) x 3.33m (10'11)

With rear aspect double glazed window, panelled radiator and two built-in double wardrobes.



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Bedroom 3

2.59m (8'6) x 2.34m (7'8)

With front aspect double glazed window and panelled radiator.

Bathroom

2.24m (7'4) x 1.85m (6'1)

With side aspect double glazed window, suite comprising panel enclosed bath, low flush wc, pedestal mounted wash hand basin, heated towel rail and fully tiled wall surround.



OUTSIDE:

To the front of the property are shrub borders with a tarmac driveway giving access to the GARAGE (14'5 x 8'11) with up and over door, power and lighting also having under-stairs storage area and personal door to the utility room.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND D

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.

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 Ledbury Road, continue to the roundabout and take the second exit continuing along Ledbury Road. On reaching the traffic lights turn right onto Church Road. Continue along Church Road to the roundabout and take the second exit into Gorsty Lane where the property is located on the right hand side as indicated by the agents for sale board.

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.

1st October 2025

ID41207

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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 C. 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	69 C	75 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.

