



24 Gorsty Lane
, Hereford, Herefordshire, HR1 1UN

jackson
property

£395,000

Detached upgraded and extended bungalow | 3 double bedrooms | Large Kitchen Diner with Utility and Larder store | Parking, Garage & Summer House | Wrap around gardens | Lounge with French doors to gardens | Shower room & en suite | Must be viewed

Situation

Located in a sought after area, just 2 miles east of the City Centre. The property sits within easy walking distance of excellent amenities including shops, primary schools, secondary schools and Herefordshire Colleges. The thriving City Centre is home to many independent cafes and restaurants, cinema, leisure pool, parks, bus and rail stations. You are well located to enjoy all it has to offer.

Description

Approached via a private driveway with off road parking for 3 vehicles and single garage. A gate opens into the patio area which provides access to the well presented wrap around gardens and front door. Stepping into the entrance hall is a large open space with oak doors to all reception rooms, shower room and bedroom quarters. Beautiful double glass doors open into a large impressive kitchen/diner which has fitted soft close wall and base units, tiled flooring, integrated oven and dishwasher, space to fit a large dining table and chairs and a useful larder with space for a tall fridge freezer. The adjoining utility has further fitted units, storage and space for appliances. The living room is a good size, neutrally decorated and flooded with light from the dual aspect windows and Velux window above. Double doors leading to the rear patio area.

From the entrance hall a glass panelled door opens to an inner hall which leads to all bedrooms. Bedroom one is a double room with large window overlooking the side and a useful ensuite shower room fitted with a three piece suite including a corner shower. Bedroom two and three are neutrally decorated double rooms overlooking the rear of the property. Bedroom three is currently used as a home office space. The family shower room is fitted with a three piece white suite to include a large double shower cubicle. This room also benefits from underfloor heating and airing cupboard which houses the boiler.

The outside of this property is extremely well maintained with beautiful mature shrubs and plants and pathways surrounding the property.

Services

All mains services are connected. Double glazing and gas central heating throughout.

Agents Note

The property has been upgraded with energy saving components, including Solar PV Panels, Rain and water harvesting system. More information can be provided upon request.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

[Coronavirus Jackson Property Policies](#)

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

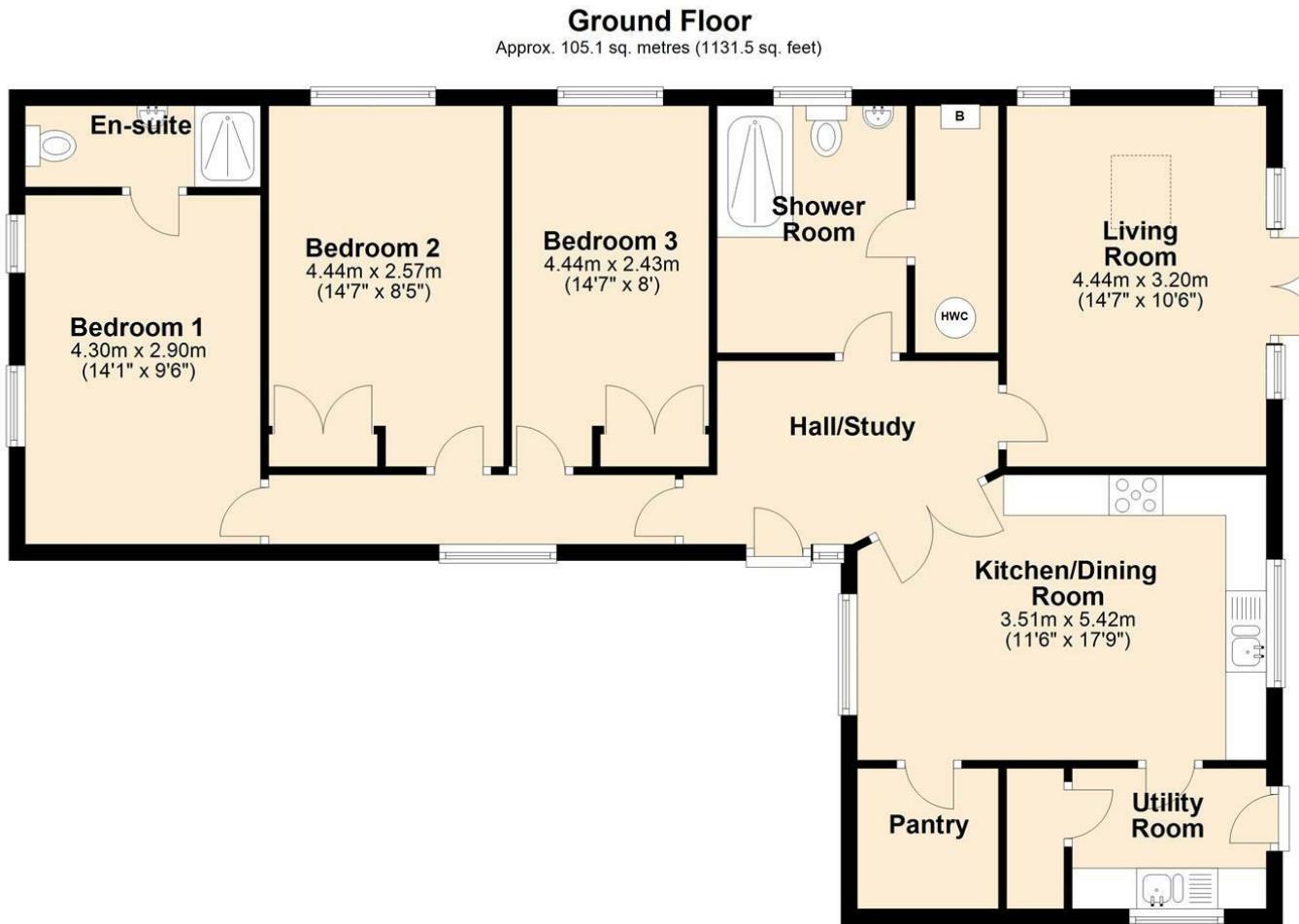
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		95	98
(92 plus)	A		
(91-90)	B		
(89-80)	C		
(79-60)	D		
(59-50)	E		
(31-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-90)	B		
(89-80)	C		
(79-60)	D		
(59-50)	E		
(31-30)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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