



30 Gorsty Lane, Hereford, HR1 1UN

£1,600 PCM

3 bedrooms, 1 bathroom, 2 sofas

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Trivett Hicks is pleased to offer this well presented, extended three bedroom detached property situated in the Hampton Dene area. Hampton Dene being a much sought after location within Hereford city. The area boasts several local amenities including; pharmacy, doctors, local shop, several primary and secondary schools, church and a post office. A regular bus service also provides access into the Cathedral City of Hereford, additionally nearby the cycle bridge which links Bartonsham to Rotherwas.

The property briefly comprises of enclosed entrance porch, entrance hall, living room, open plan fitted kitchen/diner, kitchen is fitted to a very high standard with integrated appliances, quartz style worktops, boiler hot water tap, separate utility room, cloakroom Wc, playroom all to the ground floor. To the first floor three bedrooms, master bedroom having built in mirrored wardrobes and a separate shower room. Outside the property has off road parking for at least two cars. To the rear garden being mainly laid to lawn with patio area, at the far end garden studio room all enclosed by wooden panelled fencing and mature hedgerow.

FULL DETAILS

COUNCIL TAX

Band D £2428.86 (A reduction may be applicable for single occupancy).

RESERVATION & HOLDING DEPOSIT

Registration form to be completed prior to viewing. Please see full Terms and Conditions attached to registration form.

Holding deposit to be paid prior to referencing and then returned on day of sign up.

The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.





DIRECTIONS

Leave Hereford on the A438 passing Hereford Fire Station on your left hand side. Continue on this road passing over the roundabout, then at the next set of traffic lights turn right into Church Road. Proceed along Church Road and continue over the roundabout into Gorsty Lane. Continue on this road for a short distance and you will see Pink Hairdresser's on the left hand side. Pass the hairdresser's on your left and shortly after you will see a slip road on your right. Take the right turn and the property is the last property on the left hand side.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
 10 St. Peters Street
 Hereford
 HR1 2LE

Directors
 Jason Hicks MNAEA
 Jeremy Trivett

TrivettHicks Ltd Registered Office
 SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@trivett-hicks.com
 53 Broad Street
 Ross-on-Wye
 HR9 7DY