



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

8 Norbury Place, Hereford



8 Norbury Place Hampton Park Hereford HR1 1UD

£367,500

- Excellent detached house
- Exclusive residential location
- 3 Bedrooms, utility room
- Gas central heating, double glazing
- Very large gardens
- Ideal family home

22 Broad Street
Hereford
HR4 9AP
Tel: 01432 355455
hereford@flintandcook.co.uk

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
Flint & Cook Limited. Registered in England No. 12997370
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser.

The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission.

Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

8 Norbury Place Hampton Park Hereford HR1 1UD

This attractive modern detached house is quietly located at the end of a cul-de-sac in a highly sought-after residential location, close to the Hampton Park Conservation Area and the River Wye, about a mile and a half northeast of the Cathedral City of Hereford.

Excellent location amenities include shop, churches, doctors surgery, public house, bus service, nursery school, primary schools and the property is also in the catchment area for Bishop's secondary school.

Constructed in the early 1970's, the property has gas central heating and double glazing, offers excellent scope for further extension (subject to planning consent), having ample off-road parking, a garage, utility room and very large gardens.

We highly recommend an inspection of this property which is more particularly described as follows:-

Ground floor

Entrance Porch

With door to the

Entrance Hall

Hardwood flooring, radiator.

Lounge

Bay window, coal-effect gas fire with surround, radiator.



Kitchen/Dining Room

Fitted with a range of high gloss contemporary style base and wall mounted units with hardwood worksurfaces, breakfast bar, large tiled floor, Range-style cooker, twin Belfast-style sink with mixer tap, plumbing for dishwasher, window, patio doors to the rear, understairs storage cupboard and door to the

Utility Room

Base and wall mounted units, radiator, extractor fan, window and door to rear, door to the garage.

Staircase leads from the Entrance Hall to the

First floor

Landing

With hatch to roof space (insulated with ladder and light).

Bedroom 1

Fitted wardrobes, radiator, window to front.

Bedroom 2

Exposed floorboards, radiator, window to rear.

Bedroom 3

Built-in wardrobe, radiator, window to front.



Bathroom

Suite comprising shower bath with mixer tap, mains shower, glass screen, part-tiled walls, low flush WC, wash hand-basin with cupboards under, ladder style radiator, 2 windows.

Outside

The property has a large open-plan front garden, lawned with ornamental shrubs and a brick-paved driveway to the **GARAGE** with up-and-over door, light, power, gas fired central heating boiler and eaves storage space. There is a large rear garden enclosed by fencing, mainly lawned with a paved patio, raised sundeck, garden shed, side access. Water tap and outside light.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and into Hampton Park Road and then, turn left into Old Eign Hill and then take the 1st right into Norbury Place and the property is located at the end of the cul-de-sac on the right hand side. What3words - year.shin.focus

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.



Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC008641 October 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		