

FOR
SALE



20 Village Way, Bartestree, Hereford HR1 4FH

£290,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after village location, a modern 3 bedroom end terraced house, offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs cloakroom, en-suite shower room, 2 off road parking spaces and we recommend an internal inspection. No onward chain.

POINTS OF INTEREST

- *Highly sought after village location*
- *Modern 3 bedroom end terraced house*
- *En suite shower room*
- *2 off road parking spaces*
- *Ideal for first time buyer*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

With entrance door through to the

Reception hall

with matwell, fitted carpet, radiator, stairs to the first floor and door to

Lounge

With fitted carpet, radiator, double glazed window to the front aspect, TV aerial and telephone points, central heating thermostat and door to the

Kitchen/dining room

With 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, work surfaces with splash backs, feature flooring, built in oven and 4 ring gas hob with splash back and cooker hood over, built in fridge freezer, space and plumbing for washing machine, double radiator, space for dining table, large understairs store cupboard, double glazed double doors to the rear patio and garden, and door to

Cloak room

with low flush WC, wash hand basin with splash back, radiator, feature flooring and extractor fan.

First Floor landing

with fitted carpet, store cupboard also housing the gas central heating boiler, access hatch to loft space and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, recess ideal for wardrobes and door to

En suite shower room

Suite comprising corner shower cubicle with glazed folding door, low flush WC and wash hand basin, ladder-style towel rail/radiator, double glazed window, tiled display shelf and extractor fan.

Bedroom 2

With fitted carpet, radiator, space for wardrobes and double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear.

Bathroom

With suite comprising, panel bath with tiled surround and shower unit over with glazed screen, wash hand basin with shaver socket and a display shelf over, low flush WC, ladder style towel rail/radiator and extractor fan.

Outside

To the front of the property there is a driveway providing off road parking for two vehicles. A pathway to the side provides access to the rear.

To the immediate rear of the property, there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn, enclosed by fencing for privacy.. Useful timber garden shed, outside tap and side access gate.

Services

Mains water, electricity, drainage and gas are connected. Gas fired central heating.

Outgoings

Council tax band C, payable 2024/25 £2058.16. Water and drainage - metered supply.

Viewings

Strictly by appointment through the Agent, Flint and Cook, 01432 355455.

Directions

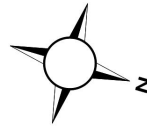
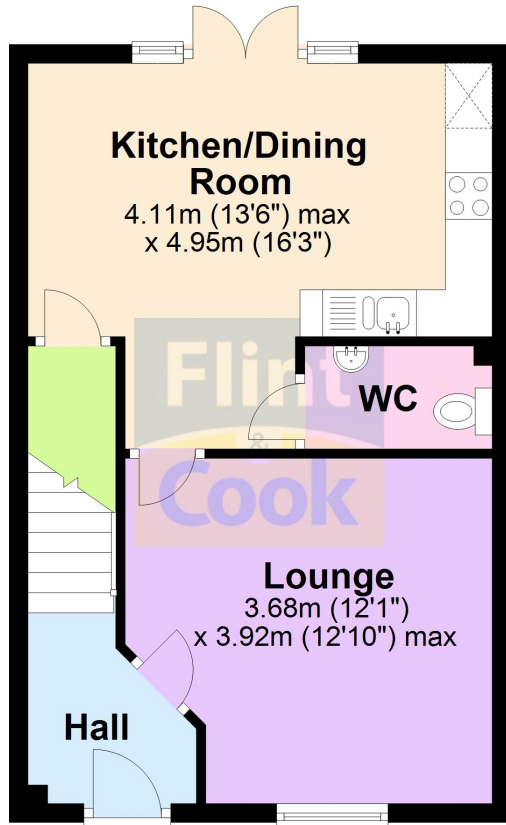
Proceed east out of Hereford City on the A438 Ledbury Road, on reaching Bartestree, turn right into Village Way.

Money laundering regulations

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

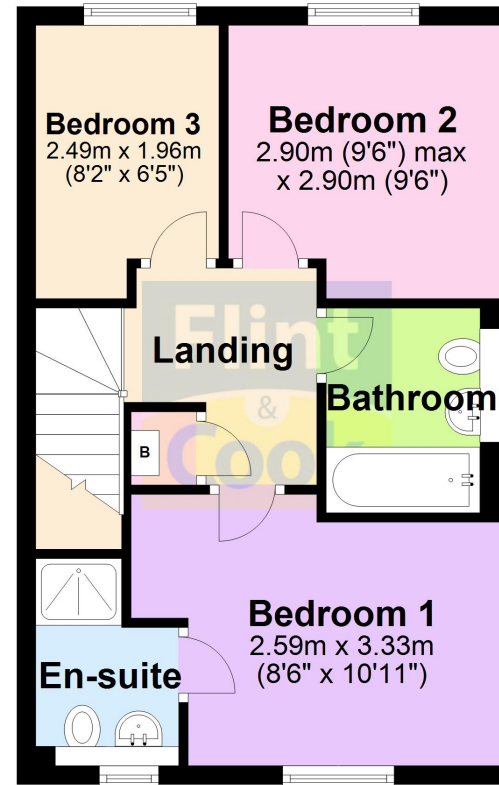
Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |