

FOR
SALE



5 Hagley Park, Bartestree, Hereford HR1 4DB

£299,950 - Freehold

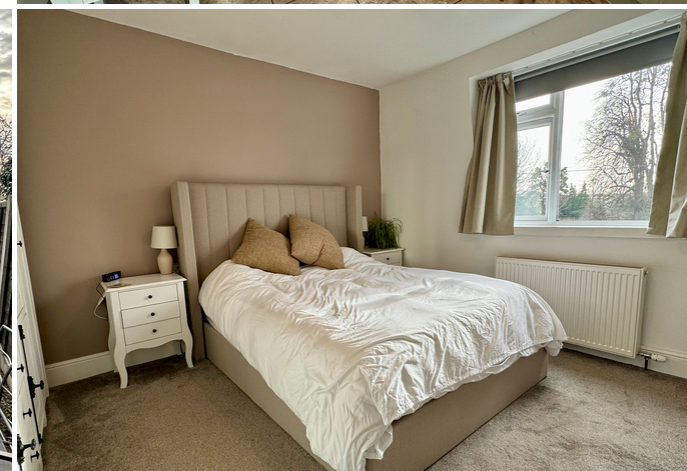
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location, a 3 bedroom semi-detached property offering ideal first time buyer/family accommodation. The property has the added benefit of driveway parking, gas central heating, double glazing, good size enclosed garden and we highly recommend an internal inspection. The village of Bartestree has excellent amenities including shop, takeaway, public house, primary and secondary schools and good transport links to Ledbury (M50) and Worcester (M5) and is a short distance from the Cathedral City of Hereford.

POINTS OF INTEREST

- *Semi-detached house*
- *3 Bedrooms*
- *Popular village location*
- *Well-presented throughout*
- *Driveway parking*
- *Enclosed south facing rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC entrance door into the

Entrance Hall

Wood-effect laminate flooring, radiator, carpeted stairs leading to the first floor, useful understairs storage, smoke alarm, Hive central heating thermostat, door into the Kitchen/Diner and opening into the

Kitchen/Dining Room

Fitted base units with ample worksurfaces, 1½ bowl sink stainless steel sink and drainer with tiled splashback, 5-ring electric hob and oven with extractor over, under-counter space for washing and under-counter fridge and freezer, integrated dishwasher, gas central heating boiler, radiator, window to the front aspect, built-in double storage cupboard, tiled floor and French doors into the

Utility Area

Vinyl flooring, worksurface with under-counter space for tumble dryer and space for free-standing fridge/freezer, window and sliding doors out to the rear garden and door into the

Downstairs WC

Low flush WC, wash hand-basin and opaque window to the rear aspect.

Living Room

Radiator, laminate flooring, French doors leading out to the rear garden, feature woodburning stove with wooden mantel over.

First floor landing

Fitted carpet, window to the front aspect, loft hatch, smoke alarm.

Bedroom 1

Fitted carpet, radiator, window to the rear aspect.

Bedroom 2

Fitted carpet, radiator, window to the rear aspect.

Bedroom 3

Fitted carpet, window to the front aspect, built-in wardrobe with hanging rail and small storage cupboard and radiator.

Bathroom

Suite comprising P-shaped bath with mains fitment shower over, low flush WC, vanity wash hand-basin with storage under, heated towel rail, tiled floor, tiled surround, opaque window to the front aspect, extractor.

Outside

To the rear of the property there is a patio area - perfect for entertaining and, with the garden south-facing, it offers the perfect suntrap. There is a large lawned area with the remainder of the garden laid to tarmac with the front driveway running through to the rear garden via double wooden gates leading to the large wooden storage shed with double doors and personal door into a small workshop area with a larger garage/store - perfect for a workshop or home gym. There is also another smaller wooden shed which has fitted carpet and vinyl flooring, worksurface space with stainless steel sink and drainer and running water tap, power and light, windows to the front and rear providing the perfect home office or treatment space. To the front of the property there is a tarmac driveway providing parking for several vehicles and a range of plants and shrubs and a gravelled border leading to the front door. There is a useful outside tap and access to the rear garden.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1711.31

Water and drainage - rates are payable.

Money laundering regulations

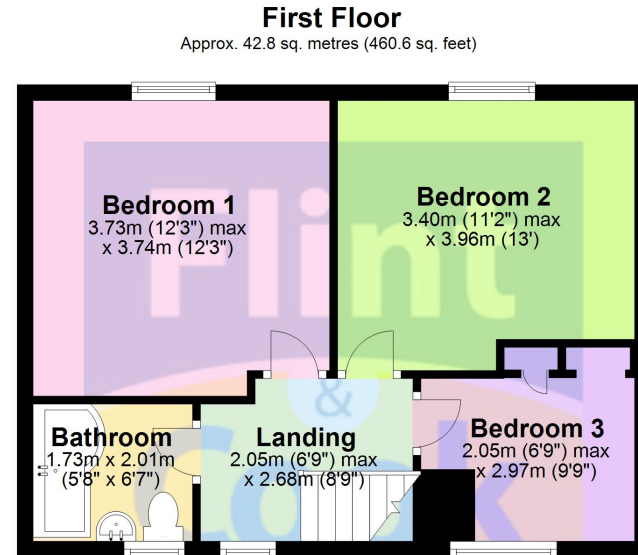
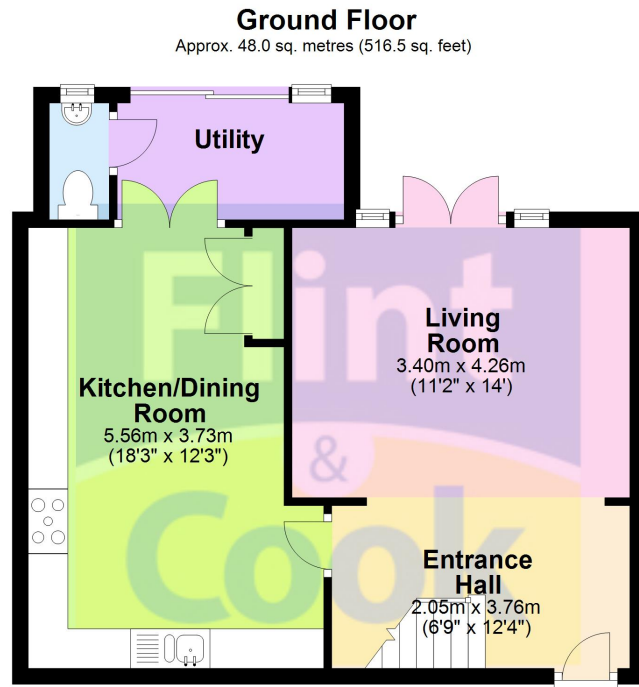
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

What3words -



Total area: approx. 90.8 sq. metres (977.0 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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

Current

Potential

85

71

EU Directive 2002/91/EC