



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

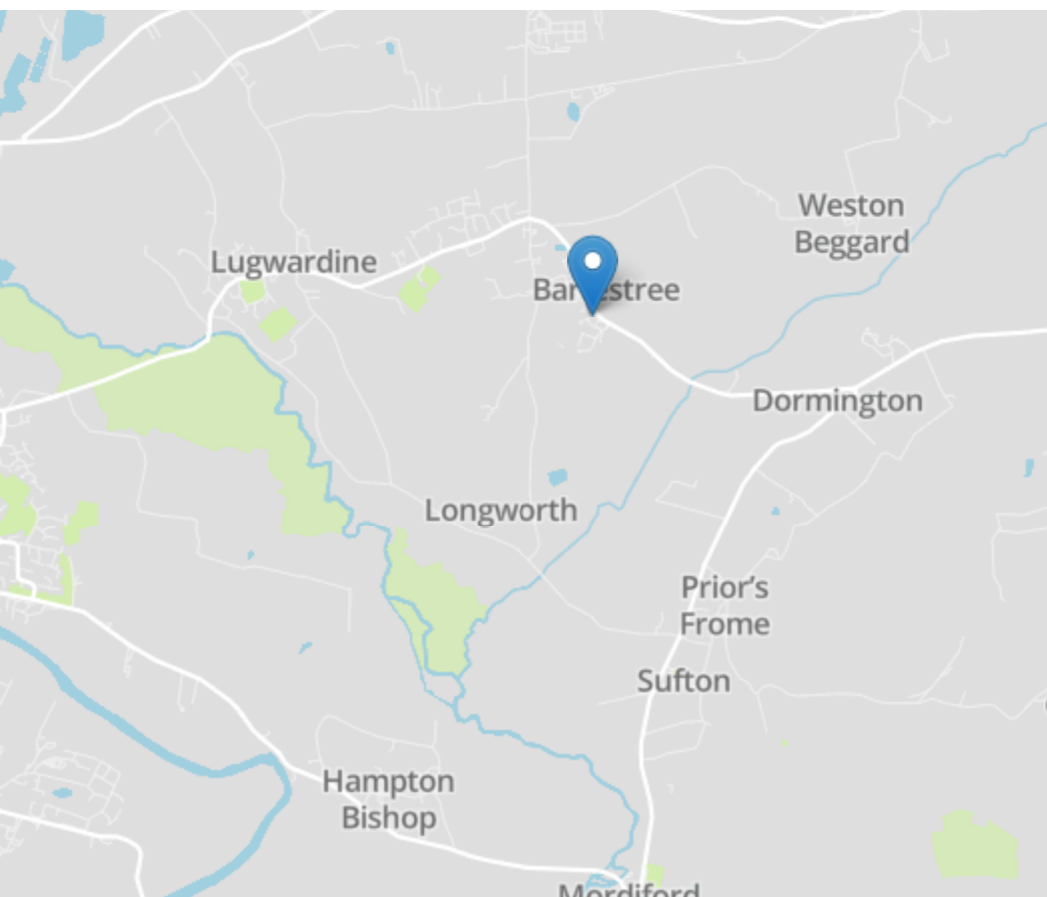
31 Frome Park
Bartestree Hereford HR1 4BF

£359,950



DIRECTIONS

From Hereford City, proceed east onto A438 Ledbury Road, after approximately 3.5 miles turn right signposted St Michaels Hospice, turn right onto Frome park and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3words" pythons.vines.save



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



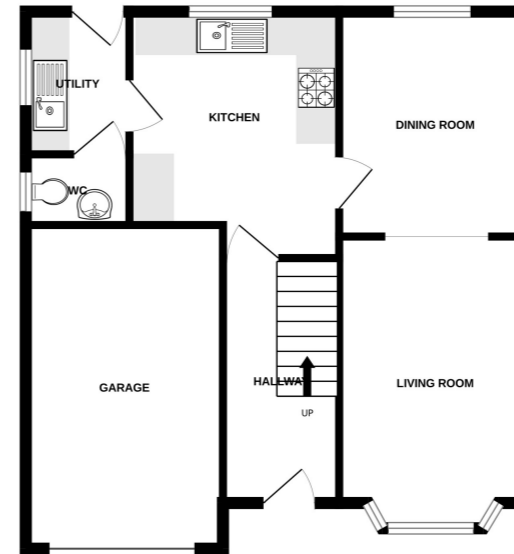
- Larger than average south facing garden
- Four double bedroom detached property
- Utility room and cloakroom
- En-suite shower room

Hereford 01432 343477

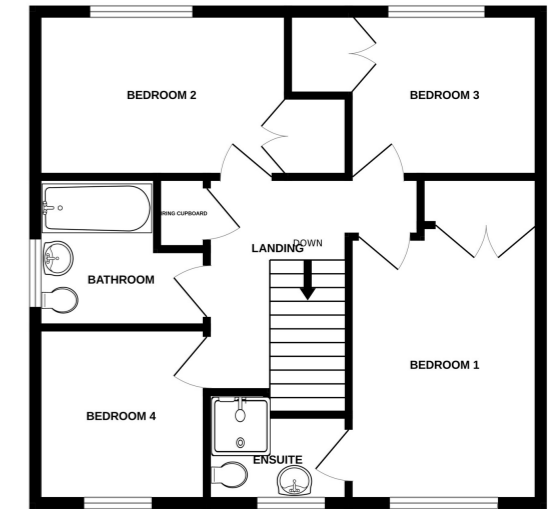
Ledbury 01531 631177



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.
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OVERVIEW

Built by Messrs Westbury Homes, to a spacious design, this four double bedroom detached property, which is in good order throughout, enjoying two reception rooms, recently re-fitted kitchen, en-suite shower room to master bedroom, and a pleasant position with a good size south facing rear garden enjoying the sun for the majority of the day. Benefitting from recently fitted uPVC double glazed windows throughout and a uPVC double glazed front door.

Bartestree is a pleasant village with a host of amenities to include local chip shop, one stop shop, popular primary school, Catholic secondary school in the adjacent village of Lugwardine and for those who require it a regular bus service to Hereford City.

Viewing is highly recommended
In more detail the property comprises:

Canopy Porch

Double glazed front door leads to:

Reception Hall

With oak effect flooring, radiator and under stairs storage facility.
Door leads to:

Living room

4.67m x 3.021m (15' 4" x 9' 11") into bay window.
With oak effect flooring, double panelled radiator and ample power points.
Opening through to:

Dining Room

2.72m x 3.15m (8' 11" x 10' 4")
With matching oak effect flooring, radiator, power points, sliding double glazed patio doors giving access to rear patio and garden.

Kitchen

3.10m x 3.66m (10' 2" x 12' 0")
Nicely fitted with a modern range of units, comprising, laminate working surfaces over, single drainer sink, cupboards below, integrated dishwasher, 4 ring gas hob with stainless steel extractor canopy over, storage beneath, range of eye level wall cupboards, built-in double oven with storage above and below, large pantry to the side, vertical radiator, inset ceiling downlighters, wood effect flooring and double glazed window with outlook to rear garden.

Utility Room

1.89m x 1.55m (6' 2" x 5' 1")
Matching range of units to the kitchen, single drainer sink, space and plumbing for washing machine and fridge, wall mounted Ideal gas central heating boiler serving domestic hot water and central heating, radiator and tiled surround to working surfaces, double glazed door giving access to outside.
Further door giving access to:

Cloakroom

With low flush WC, bracket wash hand basin, radiator and wood effect flooring.
Stairs lead to:

FIRST FLOOR

Landing

With access to roof space, airing cupboard with lagged hot tank, fitted immersion heater.
Door leads to:

Bedroom 1

3.11m x 4.10m (10' 2" x 13' 5")
With built-in double wardrobe cupboard, radiator and window with outlook to front.
Door to:

En-Suite Shower Room

With large shower cubicle, low flush WC, pedestal wash hand basin, part tiled surround, radiator and wood effect flooring.

Bedroom 2

3.84m x 2.44m (12' 7" x 8' 0")
With radiator, power points, built-in wardrobe cupboard and window overlooking the rear garden.

Bedroom 3

3.22m x 2.43m (10' 7" x 8' 0")
With radiator, window overlooking the rear and built-in double wardrobe unit.

Bedroom 4

2.64m x 2.59m (8' 8" x 8' 6")
With radiator and double glazed window with outlook to front.

Bathroom

Suite comprising panelled bath, shower over, tiled surround, pedestal wash hand basin, low flush WC, radiator and pull light switch.

OUTSIDE

The front of the property there is a tarmacadamed driveway and parking for two vehicles, and from here there is a small lawned garden with ornamental shrubs. Access down the side of the property, via a timber gate, leads to the good size larger than average rear garden and enjoys the sun for most of the day as its a south facing aspect. The rear garden is predominantly laid to lawn boundaryed by timber slatted fencing and there is a large patio area leading directly off dining room and beyond here there is a useful garden store and well stocked shrubbery borders with a selection of ornamental trees, roses and shrubs.



At a glance...

- Living room 4.67m x 3.02m (15'4" x 9'11")
- Dining room 2.72m x 3.15m (8'11" x 10'4")
- Kitchen 3.10m x 3.66m (10'2" x 12')
- Utility 1.89m x 1.55m (6'2" x 5'1")
- Bedroom 1. 4.10m x 3.11m (10'2" x 13'5")
- Bedroom2. 3.84m x 2.44m (12'7" x 8')
- Bedroom 3. 3.22m x 2.43m (10'7" x 8')
- Bedroom 4. 2.59m x 2.6m (8'8" x 8'6")

And there's more...

- Popular village location
- Close to local amenities
- Commutable
- Recently refitted kitchen

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.