



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'

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

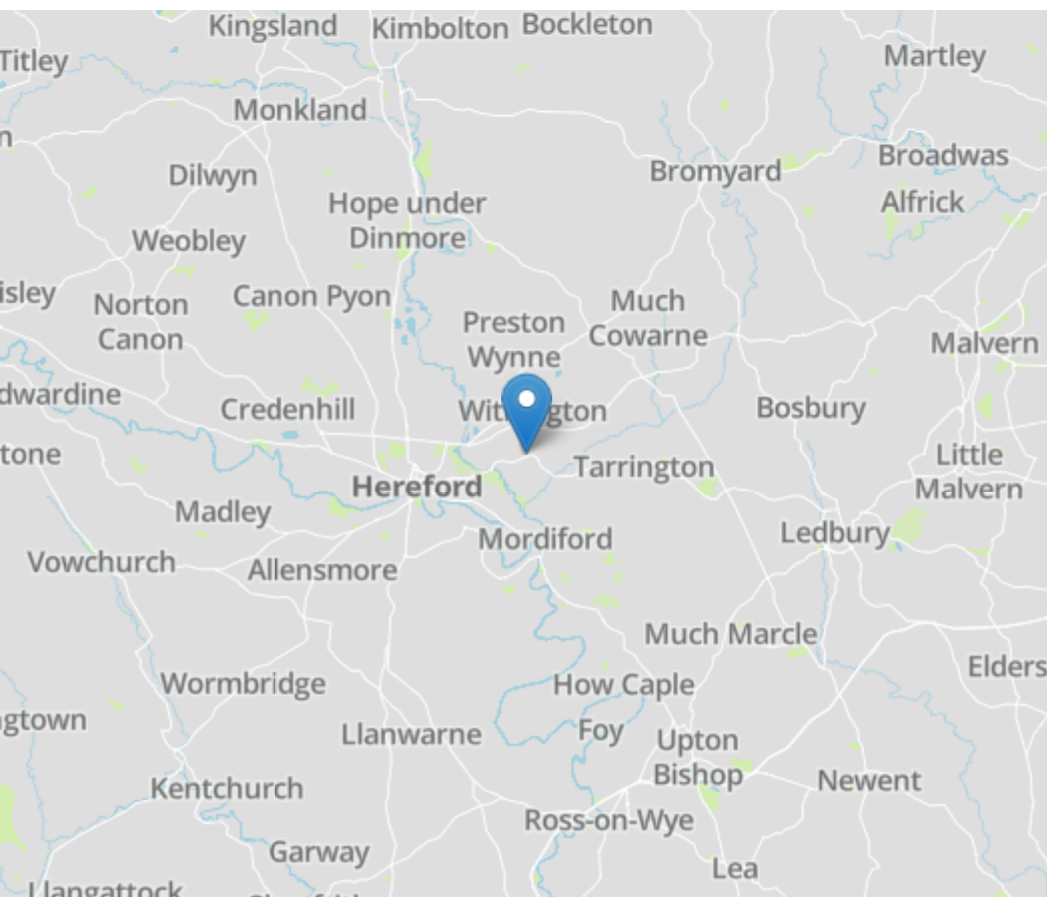
16 Wilcroft Park
Bartestree Hereford HR1 4DG

£290,000



DIRECTIONS

From Hereford City, proceed east onto A438 Ledbury Road, after approximately 3.5 miles and on entering the village of Bartestree turn left onto Wilcroft Park and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //drones.trout.bypass



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(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.



- Updated kitchen and bathroom
- Recently re-fitted boiler
- Garage and off road parking

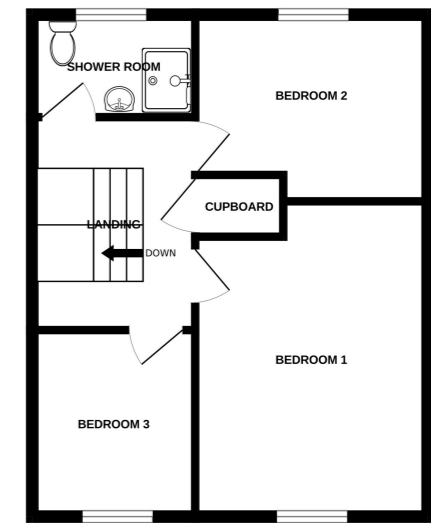
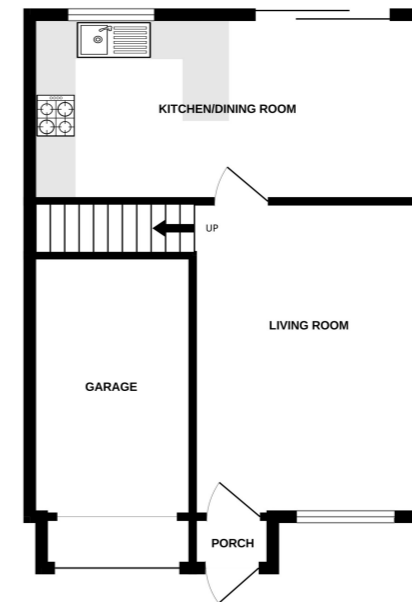
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

A modern well presented 3 bedroom semi detached property having updated kitchen with integrated appliances, shower room, refitted boiler with intelligent internet connection heating system managed by your smartphone when your away or at home, comprises, living room, kitchen/dining room, 3 bedrooms, shower room, garage, gardens and off road parking.

The popular village of Bartestree boasts numerous amenities; local shop, pub, hairdressers and vibrant village hall with playing fields home to football and cricket teams. The house is walking distance to a Primary School and nursery, and Hereford City is approximately 2 miles away, while access is also good to the market town of Ledbury or Worcester with its M5 junction. In more details the property comprises: Double glazed obscure glass leads to:

Entrance Porch

With oak style vinyl flooring.
Door to:

Living Room

4.5m x 3.31m (14' 9" x 10' 10")
With double glazed window to the front aspect, digital smart thermostatic valve to radiator, Karndean style flooring, TV point, and power points.
Door to:

Kitchen/Dining Room

5.64m x 2.66m (18' 6" x 8' 9")
Newly fitted with a matching range of base and wall units with worktop over, 1.5 stainless steel bowl with mixer tap over, integrated slimline dishwasher, integrated washing machine, eye level electric fan assisted oven, 4 ring induction hob, extractor hood over, digital smart thermostat valve radiator, ceramic tiled flooring, power points, double glazed sliding doors to the rear garden and double glazed window to the rear aspect.

From the living room stairs lead to:

FIRST FLOOR

Landing

With obscured double glazed window to the side aspect, power points and access to the roof space.
Door to:

Master Bedroom

2.95m x 4.08m (9' 8" x 13' 5")
With digital smart thermostatic valve to radiator, TV point and power points, and double glazed window to the front aspect.

Bedroom 2

2.95m x 3.26m (9' 8" x 10' 8")
With digital smart thermostatic valve to radiator, power points and double glazed window to the rear aspect.

Bedroom 3

2.68m x 2.69m (8' 10" x 8' 10")
With digital smart thermostatic valve to radiator, power points and double glazed window to the front aspect.

Shower Room

Fitted with a white suite comprising shower cubicle with mains Mira power shower with two heads and folding glass screen, wash hand basin with mixer tap over and tiled splash back, low flush WC, heated towel rail, extractor fan, ceramic tiled flooring, ceiling spotlights, and double glazed obscured glass window to rear and side aspects.

OUTSIDE

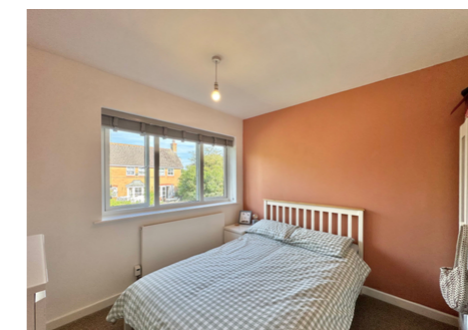
The property is approached from the front aspect over a paved driveway with a lawn area to the side, and from here giving parking for numerous vehicles, this in turn leads to the single garage and up to the front door. A side path leads to the rear garden via a timber gate, where there is a paved patio area across the length of the property. From here there is a lawned area predominately in the centre, with a paved path down one side and a low maintenance gravel boundary area to on side of the garden. At the bottom of this delightful low maintenance garden is a paved raised sun terrace ideal for outdoor entertainment and the garden as whole is bounded with a mixture of wooden panels and hedging.

Single Garage

With up and over door, power and light.

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.



At a glance...

- Living Room 4.5m x 3.31m (14' 9" x 10' 10")
- Kitchen/Dining Room 5.64m x 2.66m (18' 6" x 8' 9")
- Master Bedroom 2.95m x 4.08m (9' 8" x 13' 5")
- Bedroom 2. 2.95m x 3.26m (9' 8" x 10' 8")
- Bedroom 3. 2.68m x 2.69m (8' 10" x 8' 10")

And there's more...

- Popular residential area
- Close to local amenities
- Commutable to M50