



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

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

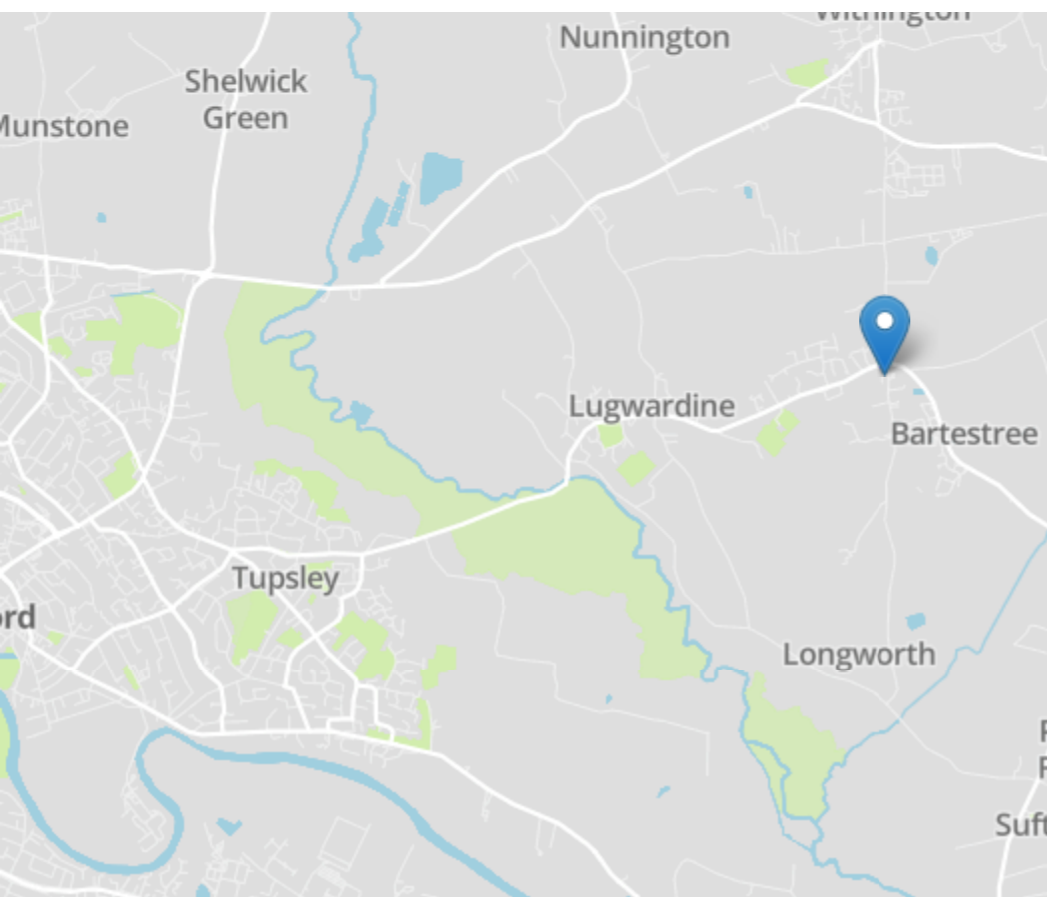
11 Malvern Place
Bartestree Hereford HR1 4AU

£347,500



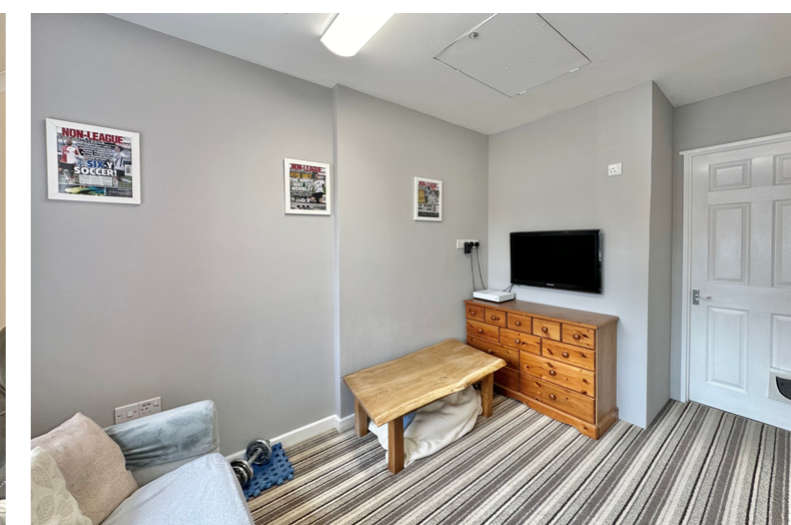
DIRECTIONS

From Hereford City proceed east onto A438 Ledbury Road, after approximately 3.5 miles and on entering the village of Bartestree turn right onto Longworth Road, turn right onto Malvern Place and at the junction turn left staying on Malvern Place where the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3Words' ///sweetner.slower.apple



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		65	81

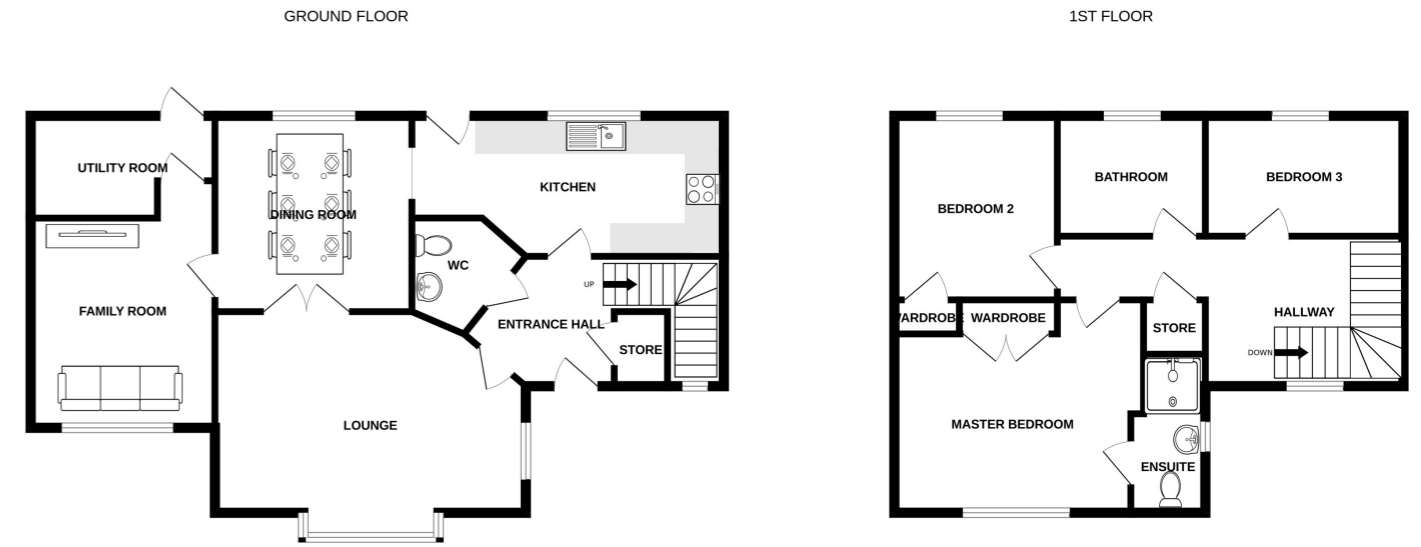
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- 3 bedroom detached corner plot property
- Gas fired central heating & double glazing
- Converted garage into utility and extra reception room
- En-suite to master bedroom
- Garden and off road parking.

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This beautifully appointed detached property enjoys a corner plot in the popular village of Bartestree, and comprises, double glazing, gas central heating, cloakroom, living room, dining room, kitchen, converted garage into a utility area and another reception/study/bedroom area, three bedrooms to first floor with master having en-suite shower room, family bathroom, gardens and off road parking for one plus vehicles.

on/study/bedroom area, three bedrooms to first floor with master having en-suite shower room, family bathroom, gardens and off road parking for one plus vehicles. Situated in a quiet cul-de-sac position in the sought after village of Bartestree, with the village itself offering numerous amenities including a local shop, public house, fish and chip shop, village hall with playing fields and cricket facilities, countryside walks and a bus service to Hereford city.

In more detail the property comprises:

Double glazed door to the front elevation leads to:

Entrance Reception Hall

With wooden floor, ceiling light point, radiator, power point and under stairs storage cupboard housing the consumer unit, carpeted, power point, and lighting. Door to:

Ground Floor Cloakroom

With lino flooring, ceiling light point, extractor fan, radiator, wash hand basin with mixer tap and splash back tiles, and low level WC.

Lounge

3.8m x 4.0m (12' 6" x 13' 1") Having carpet flooring, ceiling light point, dual aspect double glazed windows to the front and side elevation, TV, telephone/USB point, and wall mounted Bio-Ethanol fire. Internal integral glass french doors opening through to:

Dining Room

2.5m x 3.0m (8' 2" x 9' 10") Continued carpet flooring from the lounge, double glazed window to the rear elevation, radiator, and power points.

Steps lead down to:

Garage Conversion/Family/Bedroom Room Area

4.0m x 2.7m (13' 1" x 8' 10") Having carpet flooring, telephone point, ceiling light point, double glazed window to front elevation, loft access, radiator, and power points. Door to:

Garage Conversion/Utility Area

Having laminate vinyl tiled flooring, fitted wall and base units, roll top working surface, space and plumbing for washing machine, space for fridge/freezer, loft access above, ceiling light point, double glazed door to the rear elevation into garden.

From the dining room an archway opening leads to:

Kitchen

2.1m x 4.25m (6' 11" x 13' 11") With continued wooden flooring and a door from the entrance hall, double glazed door with integral glass to the rear elevation, double glazed window to the rear elevation, the kitchen comprises, soft close doors to wall and base units, Hotpoint double ring induction electric hob, New World gas double oven, cooker hood over, Franke single bowl stainless steel sink and drainer and mixer tap over, space and plumbing for washing machine or dishwasher, space for fridge/freezer, corner unit housing the Worcester central heating boiler, ceiling light point, under wall unit LED lighting, and radiator.

From the reception hall stairs with fitted carpet lead to:

FIRST FLOOR

Landing

Having loft access, radiator, airing cupboard with shelving and electric immersion heater, and double glazed window to front elevation with views across far reaching countryside.

Bedroom 1

3.17m x 3.65m (10' 5" x 12' 0") Having carpet flooring, ceiling light point, power points, TV/telephone points, radiator, built-in storage with twin doors opening with hanging rail and shelving units, and double glazed window to the front elevation with far reaching views across the open countryside. Door to:

En-suite

A newly modernised suite comprising, fully tiled shower cubicle with glass opening door, spot light and shower, lino flooring, ceiling light point, extractor fan, shaver point, half tiled walls, chrome towel radiator, wash hand basin with mixer tap over, low level WC, and double glazed window with obscured glass to the side elevation.

Bedroom 2

3.2m x 2.4m (10' 6" x 7' 10") A good size double room and having carpet flooring, ceiling light point, radiator, double glazed window to rear elevation.

Bedroom 3

2.3m x 2.6m (7' 7" x 8' 6") Having caret flooring, ceiling light point, radiator, and double glazed window to the rear elevation.

Bathroom

A good sized bathroom with tiled floor, half tiled walls, bath with mixer taps and shower attachment over, wash hand basin with hot and cold tap over, low level WC, shaver point, extractor fan, ceiling light point, radiator, and double glazed window to rear elevation with obscured glass.

OUTSIDE

At the front of the property there is a stoned area, with lawn surrounding the boundary of the property with flower and shrubbery beds, and outdoor lighting and power. From here a slabbed path from a dropped curb allows access to a tarmacadamed driveway giving vehicle parking for approximately one plus vehicles. The rear garden is accessed via either kitchen or utility onto a patio entertaining area, and to one end of the property there is a fitted lean-to storage unit space, a good sized lawn, with a selection of flower and shrubbery borders dispersed around the boundary and a very large storage shed. The property is boundaried with fencing and a brick walling.

Available For Separate Purchase - Large Garden Shed/Workshop

6.0m x 3.0m (19' 8" x 9' 10") With power, lighting and ideal usage for any DIY enthusiast. Please contact the office for further information.



At a glance...

- Lounge 3.8m x 4.0m (12' 6" x 13' 1")
- Dining Room 2.5m x 3.0m (8' 2" x 9' 10")
- Garage Conversion Family Room 4.0m x 2.7m (13' 1" x 8' 10")
- Kitchen 2.1m x 4.25m (6' 11" x 13' 11")
- Bedroom 1. 3.17m x 3.65m (10' 5" x 12' 0")
- Bedroom 2. 3.2m x 2.4m (10' 6" x 7' 10")
- Bedroom 3. 2.3m x 2.6m (7' 7" x 8' 6")
- Large Garden Shed/Workshop 6.0m x 3.0m (19' 8" x 9' 10")

And there's more...

- Popular village location
- Amenities near by
- Quiet cul-de-sac position

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.