

FOR  
SALE



48 Frome Court, Bartestree, Hereford HR1 4DX

£230,000 - Leasehold

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



## PROPERTY SUMMARY

Forming part of this impressive Victorian Grade II Listed converted Convent, a deceptively spacious 2-bedroom first floor apartment.

The property, which is in good decorative order, has the added benefit of gas central heating, 2 double bedrooms, en-suite shower room, wealth of character and we recommend an internal inspection.

The village of Bartestree is approximately 5 miles east of Hereford City centre and the village offers a range of amenities including primary school, shop, public house, village hall and daily bus services.

In more detail, the accommodation comprises:

## POINTS OF INTEREST

- *Popular rural location*
- *2 double bedrooms, 2 bath*
- *Allocated parking*
- *Superb living room with exposed beams*
- *Lift access*
- *Must be viewed*
- *Ideal for FTB/ retirement or investor*



## ROOM DESCRIPTIONS

### **Communal Entrance Door opening through to the**

#### **Impressive Internal Cloisters**

With lift access or stairs to the

#### **Communal Landing**

Entrance door through to the

#### **Reception Hall**

Feature flooring, double radiator, central heating thermostat, door entry video system, glazed sash window overlooking the internal courtyard, useful store cupboard and door to the

#### **Bathroom**

Suite comprising panelled bath with tiled wall surround and shower attachment over with glazed screen, pedestal wash hand-basin, low flush WC, large wall mirror, recessed spotlighting, glazed sash window, double radiator, feature flooring and extractor fan.

#### **Bedroom 2**

Fitted carpet, double radiator, glazed sash window enjoying a fine outlook across the courtyard, exposed beams, space for wardrobes.

#### **Inner Hallway**

Feature flooring, exposed beams and door to

#### **Bedroom 1**

Fitted carpet, two double radiators, feature recessed arch, exposed beams, two glazed sash windows with Venetian blinds, high level store cupboard, bedside lights and door to the En-suite Shower Room with double shower cubicle with glazed sliding door, pedestal wash hand-basin, low flush WC, chrome ladder style towel rail/radiator, large wall mirror, recessed spotlighting, extractor fan, feature flooring.

#### **Impressive Living Room**

Fitted carpet, two double radiators, exposed beams, two glazed sash windows with Roman blinds and door to the

#### **Kitchen**

Fitted with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, feature flooring, glazed sash window overlooking the courtyard, exposed beams, range of integrated appliances including fridge/freezer, washer/dryer, dishwasher, double oven and 4-ring hob with splashback and cooker hood over.

#### **Outside**

The property stands in well maintained communal gardens and has the benefit of an allocated parking space with further visitor parking spaces nearby.

#### **Services**

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

#### **Outgoings**

Council tax band 'C' - payable 2024/25 £2058.16.

Water and drainage - rates are payable.

Service charge payable - £185.79 per month.

#### **Tenure & possession**

The property has the remainder of a long Lease with vacant possession on completion.

Each property also owns a share of the freehold.

#### **Directions**

Proceed east out of Hereford City on the A438 Ledbury Road and after passing through Lugwardine and Bartestree, continue down the hill, turning right after the bus stop into Frome Park and then 2nd right into Frome Court

#### **Viewings**

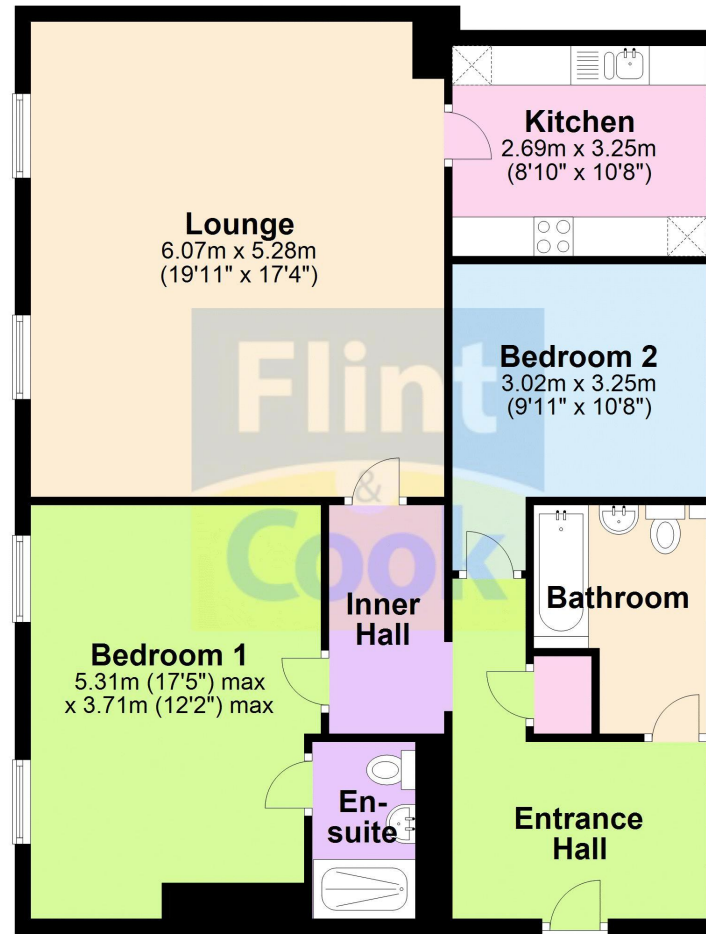
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455

#### **Money laundering regulations**

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

## First Floor

Approx. 96.0 sq. metres (1033.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.5 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			