

FOR
SALE



48 Frome Court, Bartestree, Hereford HR1 4DX

£225,000 - 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

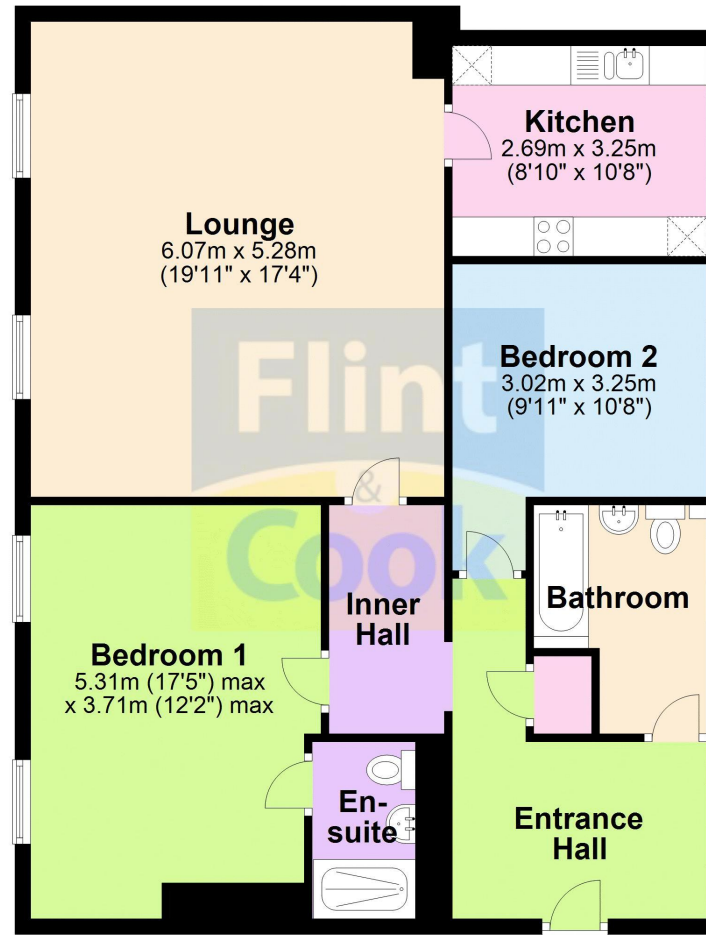
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	82
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		
EU Directive 2002/91/EC		