

FOR
SALE



10 Hopton Close, Bartestree, Hereford HR1 4DQ

£295,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a well presented three bedroom detached house offering ideal family accommodation. The property has the added benefit of driveway parking, single garage, garden, three bedrooms, two receptions and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Three bedrooms, two receptions*
- *Popular village location*
- *Ideal family home*
- *Driveway parking, garage & garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With upvc entrance door into

Entrance hall

With laminate flooring, ceiling light point, fuse box, carpeted stairs leading up and doors into

Lounge

With fitted carpet, electric heater, ceiling light point, two double glazed windows to the front aspect, feature electric fireplace.

Dining rom

With laminate flooring, double glazed sliding doors out to the rear garden, electric wall mounted heater, useful under-stair storage cupboard, two ceiling light points, useful cupboard space and work surface space, integrated fridge/freezer and archway leading into the

Kitchen

Fitted wall and base units with ample work surface space, stainless steel sink and drainer unit, 4 ring electric hob, electric oven and extractor above, two double glazed windows, ceiling light point.

First floor landing

With fitted carpet, wall mounted electric heater, ceiling light point, smoke alarm and doors to

Bedroom 1

With fitted carpet, double glazed window to the front aspect, built in double and single wardrobe with fitted overhead storage, ceiling light point.

Bedroom 2

With fitted carpet, double glazed window to the rear aspect, ceiling light point and large useful built in wardrobe with hanging rail and fitted shelving with sliding doors.

Bedroom 3

With fitted carpet, coving, ceiling light point and double glazed window to the front aspect.

Bathroom

Three piece white suite with panelled bath and electric shower fitment over, low flush w/c, wash hand basin with storage cupboard below, tiled surround and floor, opaque double glazed windows, electric towel rail and ceiling light point.

Outside

From the patio doors, a private rear entertaining space laid to stone for ease and low maintenance with paved pathway leading to a further patio area. The remainder of the garden is laid to lawn bordered with hedging and fencing. There are an array or ornamental plants and shrubbery, useful garden shed and outside tap and useful side access gate leading to the front.

To the front a concrete driveway providing off road parking with a further stoned area. Enclosed by brick walling and hedging with up and over garage door and side access with a further useful outside tap.

Garage

With up and over door to front, light and power, space and plumbing for washing machine and tumble dryer, double glazed window to the rear and personnel door.

Directions

Proceed east out of Hereford on Ledbury on the A438 towards Ledbury, head through the village of Lugwardine into the village of Bartestree, continue through the village taking the left hand turning signposted for Wilcroft Park, then taking the right hand turning signposted for Hopton Close, at the T junction, go left and the property is situated on the right hand side.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Council Tax Band D

Water and drainage rates are payable.

Services

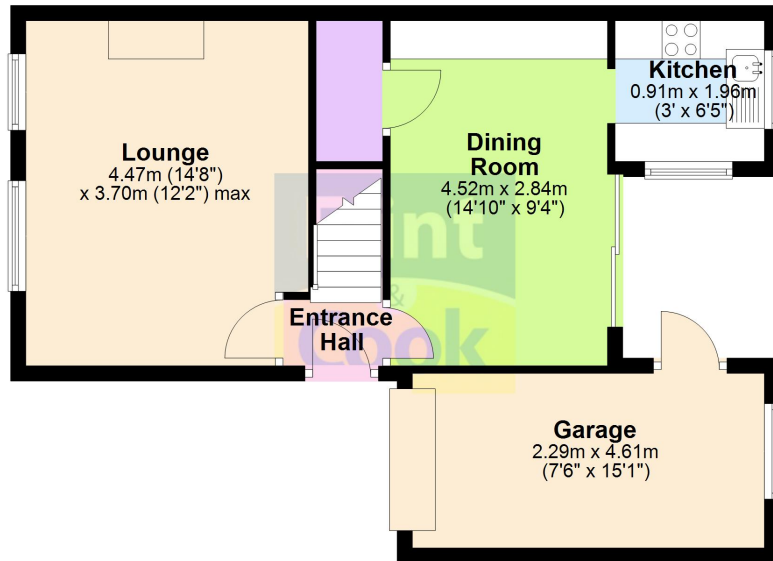
Electric heating, electric, mains water & drainage are connected.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

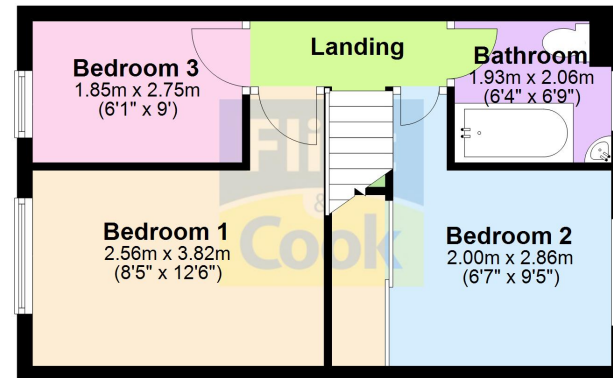
Ground floor

Approx. 48.8 sq. metres (525.5 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 83.1 sq. metres (894.0 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+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	