

FOR
SALE



28 Orchard Vale, Bartestree, Hereford HR1 4FF

£298,900 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location roughly 4 miles east of Hereford, a three bedroom semi detached house offering well presented accommodation. The property has 3 bedrooms, master with en-suite, driveway parking, garage and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *3 bedrooms (1 en-suite)*
- *Popular village location*
- *Well presented throughout*
- *Must be viewed!*
- *Driveway parking & garage*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door leading into

Entrance hall

With tiled floor, radiator, gas central heating thermostat, carpeted stairs leading up, under stair storage cupboard and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, fuse board, double glazed window and vinyl flooring

Kitchen/Dining room

With matching wall and base units, ample work surfaces, 1 1/2 bowl stainless steel sink and drainer unit, double electric oven, 5 ring gas hob and extractor over, integrated fridge/freezer and dishwasher. Cupboard housing the gas central heating boiler. Tiled floor, radiator, recess spotlights and ceiling light point, double glazed window to the front aspect.

Living room

With fitted carpet, radiator and double glazed french doors leading out to the rear patio area.

First floor landing

With fitted carpet, loft hatch (boarded with light), radiator, useful storage cupboard, smoke alarm and doors to

Master bedroom with en-suite

With fitted carpet, radiator, double glazed window overlooking the rear garden, upstairs central heating thermostat and door to

En-suite shower room

With fitted shower cubicle, bi-folding door, mains fitment shower head over, low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window, heated towel rail, recess spotlights, extractor and vinyl flooring.

Bedroom 2

Double bedroom with fitted carpet, radiator and double glazed window to the front aspect with views towards the Malvern hills.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising, panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, heated towel rail, extractor, recess spotlights, double glazed window and vinyl flooring.

Outside

To the front a paved pathway leading to the front door and to the tarmac driveway providing off road parking for several vehicles. A small area of lawn with two ornamental trees with a hedged border. There is a side access gate and access to the garage with up and over door.

To the rear a paved patio area perfect for entertaining with steps leading to the remainder of the garden which is laid to lawn enclosed by fencing and with a border of trees/ ornamental shrubs. There is a personal door to the garage with light and power. Useful outside tap.

Agents notes

4 years remaining on a 10 year NHBC warranty. There is a maintenance charge for the communal areas.

Directions

Proceed east out of Hereford on Ledbury Road heading through the village of Lugwardine and then proceeding through Bartestree, then taking the right turning for Orchard Vale, proceed through the estate taking the last right turn and following the road round, the property is situated on the right hand side.

Services

Council tax band C - payable 2024/25 £2060.00

Water and drainage - metered supply.

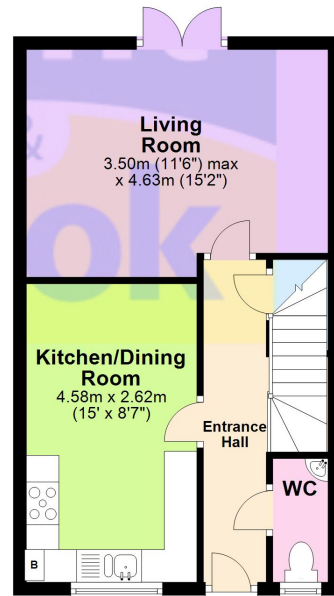
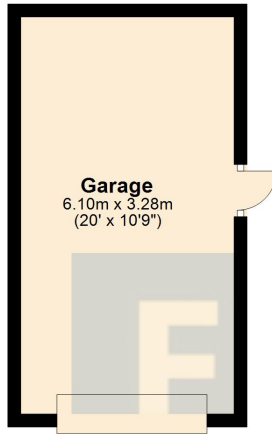
Money Laundering Regulations

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

Viewing

Strictly by appointment through the Agent, Flint & Cook 01432 355455.

Ground Floor
Approx. 37.9 sq. metres (407.9 sq. feet)

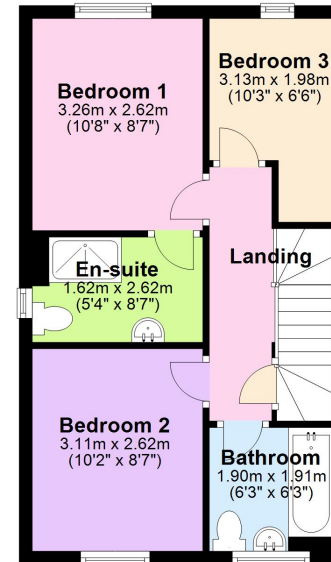


Total area: approx. 76.0 sq. metres (818.0 sq. feet)

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

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	84
(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		