



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'

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

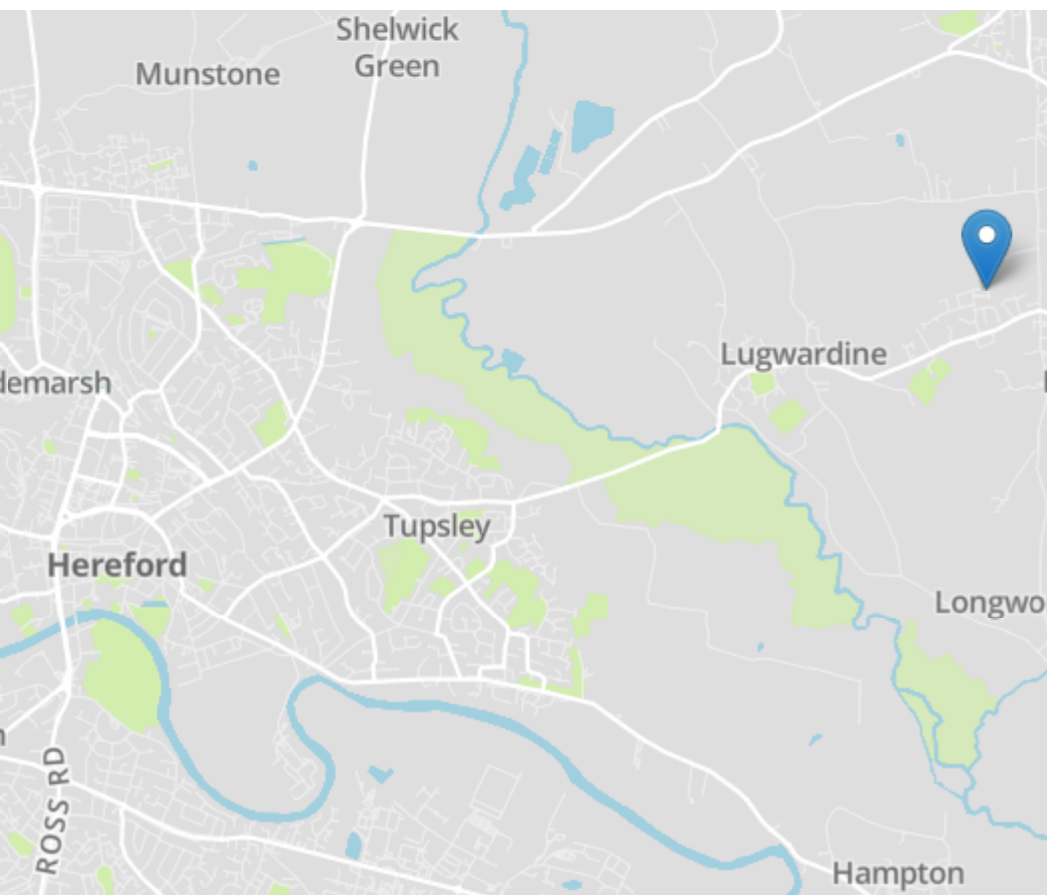
21 Hopton Close
Bartestree Hereford HR1 4DQ

Price Guide £319,950



DIRECTIONS

Proceed east A438 Ledbury Road and through the village of Lugwardine and onto Bartestree, turn left on Wilcroft Park, and right onto Hopton Close, where the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///myself.noble.operating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

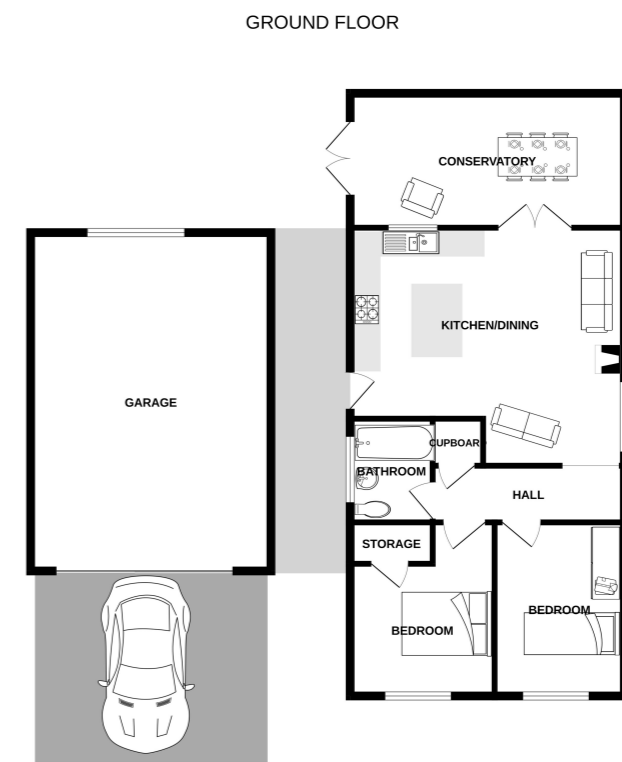
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Detached bungalow • 2 bedroom • Conservatory • Garage & ample off road parking

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Located in the popular residential area of Bartestree, a beautifully presented detached bungalow offering open plan living accommodation, 2 double bedrooms, large recently added conservatory and well maintained gardens backing onto open countryside.

The village of Bartestree offers amenities to include a local shop, fish and chip shop/takeaway, primary school, secondary school at the adjoining village of Lugwardine and for those who enjoy walking there are some lovely local walks in the surrounding countryside via various footpaths and there is a regular rural bus service to and from Hereford city.

In more detail the property comprises:
uPVC double glazed front door leads to:

Kitchen/Dining/Living room

5.3m x 5.0m (17' 5" x 16' 5")

Kitchen area:

Fitted with a range of matching wall and base high gloss units with a working surface over, additional large central island with integrated fridge/freezer below and breakfast bar, integrated 4 ring Zanussi gas hob with extractor canopy above, splash back and oven below, integrated stainless steel double sink unit with drainer and tap, space and plumbing for washing machine, inset downlighters, Oak flooring, uPVC double glazed window to rear and power points. Dining area:

Feature freestanding wood burning stove with glass hearth, large uPVC double glazed picture window to side which allows an abundance of natural light, uPVC double glazed double doors onto conservatory, power points, TV point and oak flooring. From here there is an opening into;

Inner Hallway

Having loft access hatch, central heating thermostat, radiator and Oak flooring.

Door leads into;

Bedroom 1

4.0m x 2.5m (13' 1" x 8' 2")

Having built in cupboard, large built in wardrobe, uPVC double glazed window to front, radiator, power points and Oak flooring.

Bedroom 2

3.9m x 2.4m (12' 10" x 7' 10")

Having uPVC double glazed window to front, radiator, power points and Oak flooring.

Bathroom

Having panelled bath with rainforest shower head above and tiled surround, pedestal wash hand basin, low flush WC, uPVC double glazed window to side, ladder style radiator, inset downlighters and Oak flooring.

Conservatory

3.0m x 4.8m (9' 10" x 15' 9")

Having uPVC double glazed doors to side, wall mounted radiator, power points and laminate flooring.

OUTSIDE

The property is accessed off the cul de sac, via tarmacadamed drive providing off road parking for several vehicles and in turn provides access to the garage. The front garden is laid to lawn, with a range of mature trees and plants and is enclosed by hedging. The rear garden benefits from a large patio, providing perfect outdoor seating, steps lead up to the rear garden which is laid to lawn, enclosed by recently renewed fencing and backs onto open farmland.

Garage

Having up and over door, power and light, uPVC double glazed window to rear.



At a glance...

- Kitchen/Dining/Living 5.3m x 5.0m (17' 5" x 16' 5")
- Bedroom 1. 4.0m x 2.5m (13' 1" x 8' 2")
- Bedroom 2. 3.9m x 2.4m (12' 10" x 7' 10")
- Conservatory 3.0m x 4.8m (9' 10" x 15' 9")

And there's more...

- Close to local amenities
- Popular village
- Location
- uPVC double glazing
- Gas central heating

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.