

FOR
SALE



5 Croft Close, Bartestree, Hereford HR1 4DJ

£310,000 - Freehold

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

PROPERTY SUMMARY

Situated in this sought after village location, an immaculately presented extended three bedroom semi detached house offering ideal first time buyer/ small family accommodation and being sold with the added benefit of no onward chain. Benefitting from driveway parking, a good sized rear garden with fantastic views across open countryside and towards Hereford, gas central heating & double glazing. We highly recommend a viewing.

POINTS OF INTEREST

- *Extended semi-detached house*
- *Sought after village location*
- *Three bedrooms*
- *Immaculately presented*
- *Ideal first time buyer/small family accommodation*
- *No onward chain!*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the timber framed porch area with space for coat and shoe storage, lights, door leading into the entrance hall and door leading to a further timber frame store, with power points, storage space and door leading out to the rear garden.

Entrance door leading into

Entrance hall

With laminate flooring, upright radiator, carpeted stairs leading to the first floor, hive central heating thermostat and doors leading to

Living room

With laminate flooring, ceiling light point, radiator, large double glazed window to the front aspect and feature wood burning stove with tiled hearth and wooden mantle over.

Open plan kitchen/dining room

Dining Area

Featuring laminate flooring, two pendant lights, a radiator, and a practical understairs storage cupboard. The space opens seamlessly into the kitchen.

Kitchen

A modern fitted kitchen equipped with sleek white high-gloss wall and base units, complemented by wooden work surfaces. Includes a stainless steel single sink, breakfast bar, and under-counter space for a washing machine, dishwasher, larder fridge, and freezer. The kitchen also boasts a Smeg range-style cooker with a six-ring gas hob, electric oven below, and extractor fan above. Additional features include recessed spotlights, a double glazed window, and sliding doors leading to the rear garden.

First floor landing

With fitted carpet, ceiling light point, loft hatch and doors leading into

Bedroom 1

With fitted carpet, radiator, ceiling light point, airing cupboard housing the gas central heating boiler and large double glazed window to the rear aspect with views across the garden and open countryside beyond towards Hereford City.

Bedroom 2

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

Bedroom 3

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

Bathroom

Stylishly fitted with a modern white three-piece suite, including a P-shaped bath with a mains-fed rainfall shower overhead, pedestal wash hand basin, and low flush WC. Features include part-tiled walls, recessed spotlights, a chrome heated towel rail, double glazed window, and vinyl flooring.

Outside

To the front, a concrete driveway offers off-road parking, complemented by an additional stoned area for extra parking. A small lawn, enclosed by fencing and brick walling, adds a touch of greenery.

At the rear, sliding doors open onto a superb garden featuring a decked patio—ideal for entertaining and enjoying views back towards Hereford. The remainder of the garden is laid to lawn and fully enclosed by fencing for privacy.

Agents Note

Please be advised that a member of staff at this agency is related to the vendor of this property. This declaration is made in accordance with the Estate Agents Act 1979.

Directions

Proceed east out of Hereford on the Ledbury Road (A438), heading through the village of Lugwardine and proceeding into the village of Bartestree. Take the right turning signposted for Wilcroft Park, then take the second left for Burden Drive and the second right for Croft Close and the property will be situated a short distance down on the left hand side.

Services

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

Outgoings-

Council tax band C - £2,177 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

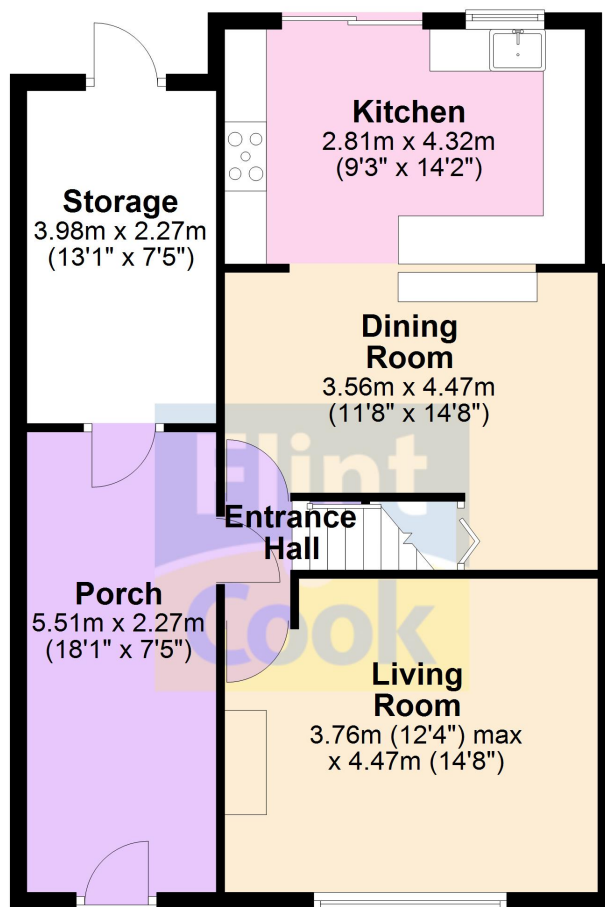
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

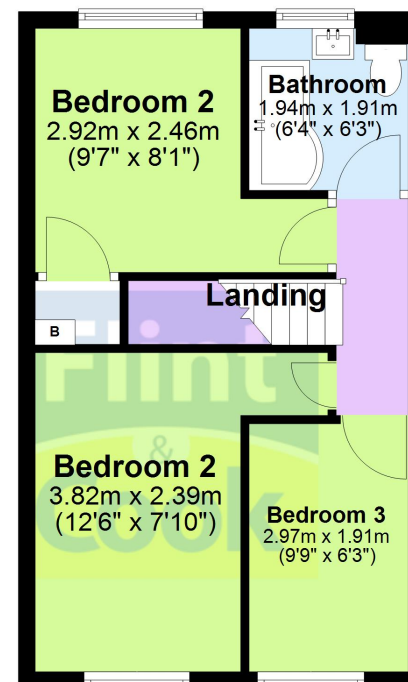
Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	66
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC