

FOR  
SALE



4 Village Way, Bartestree, Hereford HR1 4FH

£279,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated in this highly sought after village location, an impressive 2 bedroom semi-detached house offering ideal first time buyer/retirement accommodation. The property which is beautifully presented throughout, has the added benefit of gas central heating, double glazing, good sized rear garden, off road parking, generously sized living accommodation and we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after village location*
- *Impressive 2 bedroom semi-detached house*
- *Superb open plan living room/kitchen*
- *Good size enclosed rear garden*
- *Ample off-road parking*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door through to the

### Entrance Hall

With Amtico flooring, radiator, carpeted staircase to the first floor, useful store cupboard and open plan access to the

### Superb Open Plan Living Room/Kitchen

Kitchen Area

With 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces, Amtico flooring, double radiator, decorative wall, double glazed window to the front aspect with shutter style blinds, extractor fan, recessed spotlighting and a range of integrated appliances including Bosch oven with 4 ring gas hob with splash backs and cooker hood over, refrigerator and freezer, space and plumbing for automatic washing machine.

### Living Area

With Amtico flooring, double radiator, double glazed double French doors with windows to each side with integrated blinds leading on to the rear patio and garden, central heating thermostat and door to the

### Downstairs Cloakroom

With low flush WC, wash hand basin and tiled splash back, radiator, extractor fan and Amtico flooring.

### First Floor Landing

With fitted carpet, large airing cupboard also housing the gas central heating boiler, access hatch to the boarded loft space and door to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear with shutter style blinds, a recess ideal for wardrobes, central heating thermostat, decorative wall.

### Bedroom 2

With fitted carpet, radiator, 2 double glazed windows to the front aspect with shutter style blinds, recess ideal for wardrobes.

### Bathroom

With suite comprising bath with shower attachment over and glazed screen, wash hand basin, low flush WC, extractor fan and ladder style towel rail /radiator.

### Outside

To the front of the property there is a paved pathway leading to the front entrance door.

To the side of the property there is a driveway providing ample off road parking. To the immediate rear of the property is a paved patio area providing the perfect entertaining space which then leads on the remainder of the good sized garden and is laid to lawn and enclosed by fencing and walling for privacy.

There is a further paved patio area ideal for a shed and useful side gate and water tap.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band B - £1,905 payable for 2025/2026

Water and drainage rates are payable

Service maintenance charge - £600 per annum (£300 every six months).

### Directions

Proceed east out of Hereford on the A438 Ledbury Road, through the village of Lugwardine and then when entering Bartestree turn right into Village Way.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

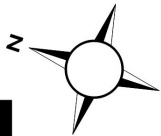
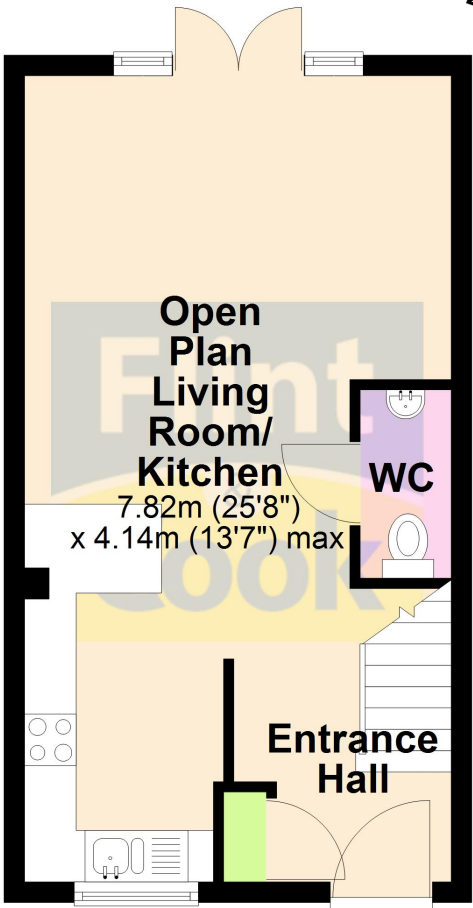
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

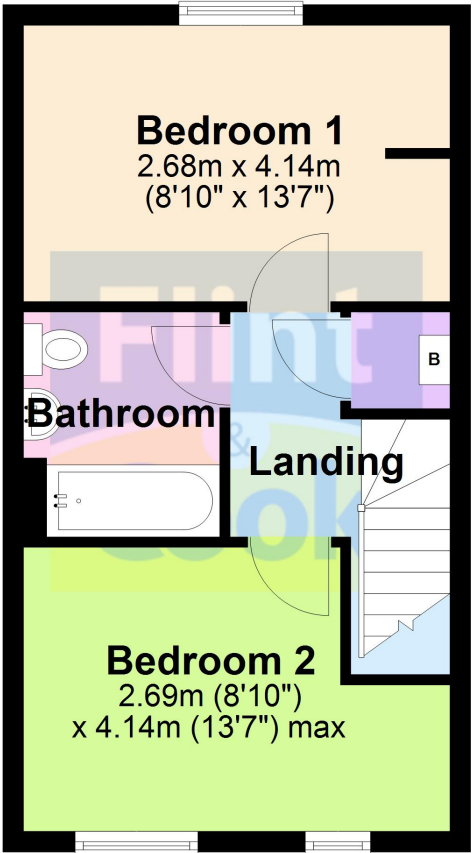
# Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



# First Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		