



Trivett Hicks



68 Frome Court, Bartestree, Hereford, HR1 4DX

Asking Price £345,000





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### NO ONWARD CHAIN

Trivett Hicks is pleased to offer this excellent, well presented three bedroom residence situated within this select development in the popular location of Bartestree. The property is tucked away at the end of a quiet cul-de-sac and has been very well designed providing flexible family living. The living room being on the first floor has double doors which open out to the landscaped rear garden, with views over open fields.

Bartestree is approximately 7 km east of Hereford city on the A438. The village offers a village hall, football and cricket teams for all ages, shop, pub, take away and hairdressers. It also has an Ofsted rated outstanding secondary school, good primary school and nursery school. There are good public transport links into the city centre.

This property has a show home feel to it, with everything looking outstanding. The property offers in more detail, entrance hall, bedroom two having en-suite bathroom with shower, bedroom three/study all to the ground floor. To the first floor cloakroom/Wc, living room/diner, fitted kitchen with granite worktops, integrated appliances to include AEG eye level double oven, washer/tumble dryer, induction hob, dishwasher and fridge/freezer. To the second floor master bedroom having well appointed en-suite shower room.

Outside the property has two allocated parking spaces to the front. The rear south westerly facing garden is landscaped being mainly laid to patio with raised beds, the far boundary having mature hedgerow. Within the garden, lovely summer house 3.31m x 2.31m having power points and wall mounted heater.

### FULL DETAILS

#### ENTRANCE HALL

Double radiator, oak flooring, power points, stairs to the first floor, under stairs storage cupboard with custom built in shelving, additional built-in cupboard, coat hooks and fuse board. door to:

#### BEDROOM 3/STUDY 10'3" x 8'8" (3.14m x 2.65m )

Double glazed window to the front aspect with blind, double radiator, oak flooring, power points, built in cupboard housing gas boiler and power points.

#### BEDROOM 2 14'11" x 11'0" (4.56m x 3.36m )

Double glazed window to the rear aspect with blinds, double radiator, oak flooring, double glazed double doors to the rear garden, power points and built in double wardrobe.

#### BATHROOM

Fitted with three piece suite comprising panelled bath with mains water pressure shower hand shower attachment over and glass screen, pedestal wash hand basin, tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan, shaver point and laminate flooring.

#### FIRST FLOOR

From entrance hall stairs lead to the first floor.







**LIVING ROOM 16'11" x 15'10" (5.17m x 4.83m )**  
Double glazed windows to the rear aspect with remote controlled electric blinds, two double radiators, TV points, power points, stairs to the second floor, double glazed double doors leading to the rear garden, archway to:

**FITTED KITCHEN 10'2" x 9'1" (3.11m x 2.78m )**  
Fitted with a matching range of base and eye level units with under unit lighting, granite stone worktop space over, 1+1/2 bowl stainless steel sink unit, "Quooker" brand mixer tap with boiling water function, integrated fridge/freezer, dishwasher, washer/tumble dryer, fitted AEG eye level electric fan assisted oven, induction four ring hob with pull out extractor hood over, double glazed window to the front aspect with remote electric blinds, vinyl karndean style flooring and ceiling spotlights.

**CLOAKROOM**  
Fitted with two piece suite comprising, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, radiator, vinyl flooring and ceiling spotlight.

## SECOND FLOOR

**LANDING**  
Double glazed window to the side aspect, radiator, built in eaves storage cupboard, door to:

**MASTER BEDROOM 13'7" x 9'10" (4.16m x 3.01m )**  
Two Velux skylights with remote blinds, double radiator, power points, access to the roof space, built in eaves storage cupboard and built in wardrobe.

**EN-SUITE SHOWER ROOM**  
Fitted with three piece suite comprising recessed shower enclosure with fitted mains water pressure shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, heated chrome towel rail, extractor fan, shaver point, double glazed window to the rear aspect, laminate flooring, ceiling spotlights and built in airing cupboard.

**AGENTS NOTE**  
The Frome Court service charge is £35.62 per month - £427.44 for the 2023 – 2024 year. The neighbouring property has right of access across the rear.

**FREEHOLD**  
Tenure

**DIRECTIONS**  
Proceed out of Hereford on the A438 Ledbury road, through the village of Lugwardine and into Bartestree. On passing The New Inn Public House continue on the A438, pass through the cross-roads then pass the next turning on the left to Weston Beggard Lane. After a short distance take the next turning on the right into Frome Park. Continue on this road taking the second turning right, follow this road around and after a short distance the property will be found on the right hand side.

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**COUNCIL TAX**  
Band D £2315.43 2024/2025 (A reduction may be applicable for single occupancy)

**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**N.B**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.





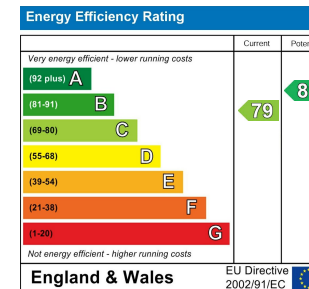
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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