



9 Wilcroft Park, Bartestree, Hereford, HR1 4DG

Asking Price £280,000



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NO CHAIN

Trivett Hicks is pleased to offer this three bedroom semi detached residence situated in this popular development within the village of Bartestree. Bartestree a highly desirable area due to its links to Hereford and its catchment for the excellent schools in the area, being 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.

The property would benefit from some improvement, the accommodation offers in more detail, entrance porch, entrance hall, living room, fitted kitchen/dining room all to the ground floor. To the first floor three bedrooms and a family bathroom with electric shower. Outside to the front, off road parking which leads to garage. To the side, gate gives access to the private rear garden which has patio area and lawn. The whole of the rear garden is enclosed by wooden panelled fencing.

### FULL DETAILS

#### ENLOSED PORCH

Double glazed window to the front aspect, double glazed door to:

#### ENTRANCE HALL

Double radiator, oak style vinyl flooring, power points, stairs to the first floor, door to:

#### LIVING ROOM 15'3" x 11'11" (4.67m x 3.64m )

Double glazed window to the front aspect, radiator, power points, feature electric fire with tiled hearth with wooden mantle over, door to:

#### KITCHEN/DINING ROOM 15'2" x 10'8" (4.64m x 3.26m )

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, extractor hood, under stairs storage cupboard, double glazed window to the rear aspect, double radiator, power points and double glazed double doors to the rear garden.

#### FROM ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR





#### LANDING

Obscure double glazed window to the side aspect, power points, cupboard housing gas central heating boiler which has the latest Hive remote controller, door to:

#### MASTER BEDROOM 14'11" x 8'5" (4.56m x 2.59m )

Double glazed window to the front aspect, radiator and power point.

#### BEDROOM 2 11'1" x 8'5" (3.38m x 2.59m )

Double glazed window to the rear aspect, power points and radiator.

#### BEDROOM 3 9'10" x 6'5" (3.00m x 1.97m )

Double glazed window to the front aspect, radiator and power points.

#### BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Triton electric shower over, pedestal wash hand basin, tiled splashbacks, low-level WC, chrome heated towel rail, shaver point and obscure double glazed window to the rear aspect.

#### OUTSIDE

The property is approached by driveway leading to garage with up and over door 5.80m x 1.97m having power points and light. The front garden is laid to lawn with side gate giving access to the rear garden. Again being mainly laid to lawn, having patio area and enclosed by wooden panelled fencing.

#### COUNCIL TAX

Band C £2058.16 2024/2025 (A reduction may be applicable for single occupancy).

#### 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.

#### DIRECTIONS

Leave Hereford on the A438 Ledbury Road and proceed through Lugwardine until reaching the village of Bartestree. Continue through Bartestree, then take the left turn signposted Wilcroft Park. The property will be found after a short distance on the left hand side.

#### TO VIEW

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

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### 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.

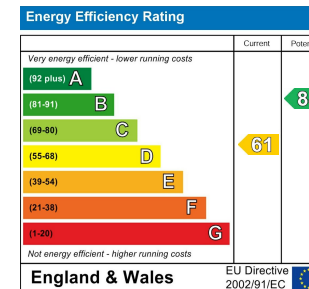
## Floor Plan



## 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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