



15 Frome Court, Bartestree, Hereford, HR1 4DX

Asking Price £337,500



## 15 Frome Court, Bartestree, Hereford, HR1 4DX

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 has outstanding views over open countryside to the rear.

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 in recent times had a high specification kitchen fitted with integrated appliances. The property also offers in more detail, entrance hall, cloakroom WC, living room/diner, re-fitted kitchen with integrated appliances to include oven, hob, fridge freezer, washing machine and dishwasher all to the ground floor. To the first floor large walk-in cupboard, two bedrooms, bedroom two having en-suite shower room and separate bathroom. To the second floor large master bedroom suite 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 laid to patio to the one half and gravelled area on the other. At the far end raised shrub beds border with mature hedgerow enclosing the rear boundary. Brick wall and wooden panelled fencing enclose both of the the side boundaries.

### FULL DETAILS

#### ENTRANCE HALL

Radiator, oak style vinyl flooring, under stairs storage cupboard, wall mounted central heating thermostat, stairs to the first floor, door to:

#### CLOAKROOM

Obscure double glazed window to the front aspect, fitted with two piece suite comprising wash hand basin, tiled splashbacks, low-level Wc, radiator, oak style vinyl flooring, radiator, ceiling spotlight, door to:

#### FITTED KITCHEN 12'7" x 9'10" (3.84m x 3.01m )

Recently re-fitted high specification kitchen with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, under-unit lights, integrated fridge/freezer, dishwasher and automatic washing machine, fitted eye level electric fan assisted double oven, five ring gas hob with extractor hood over, built-in combination microwave, double glazed window to the front aspect, dark oak style vinyl flooring, power points, archway to:

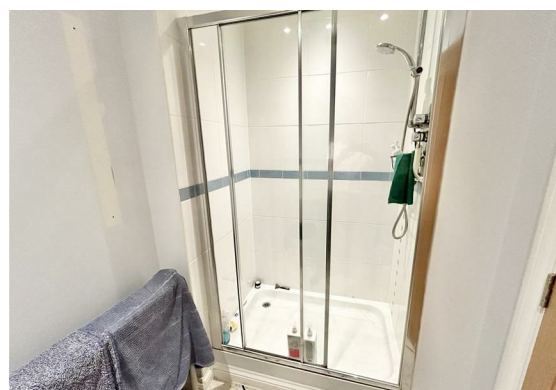
#### LIVING ROOM/DINER 21'3" x 11'9" (6.48m x 3.59m )

Double glazed window to the rear aspect, two radiators, oak style vinyl flooring, telephone point, power points, double glazed double doors to the rear garden with outlook over open countryside.

#### FIRST FLOOR

Stairs from entrance hall lead to the first floor.





#### LANDING

Double glazed window to the front aspect and large walk in storage cupboard.

#### BEDROOM 2 12'6" x 11'8" (3.83m x 3.58m )

Double glazed window to the rear aspect with views over open countryside, professionally fitted Plantation shutter style blinds, space for wardrobes, radiator, partially panelled walls and power points.

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite with pedestal wash hand basin with tiled splashbacks, low-level WC, towel radiator, fitted shower cubical housing shower with glazed door, extractor fan and ceiling spotlights, door to:

#### BEDROOM THREE 11'8" x 9'6" (3.56m x 2.92m )

Double glazed window to the rear aspect with views over open countryside, professionally fitted Plantation shutter style blinds, radiator and power points.

#### BATHROOM

Fitted with three piece suite comprising panelled bath with hand shower attachment with glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, obscure double glazed window to the front aspect, radiator and ceiling spotlights.

#### SECOND FLOOR

From first floor stairs lead to second floor.

#### MASTER BEDROOM 20'11" x 12'10" (6.40m x 3.92m )

Double glazed window to the front aspect with professionally fitted Plantation shutter style blinds, power points, two Velux style skylights, partial panelled walls, radiator, eaves storage cupboard, ceiling spot lights, access to the loft space.

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure with fitted shower and glass door, pedestal wash hand basin with tiled splashbacks, low-level WC, extractor fan and towel radiator

#### 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 selling agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300

#### MONEY LAUNDERING

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.

#### LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

#### AGENTS NOTE

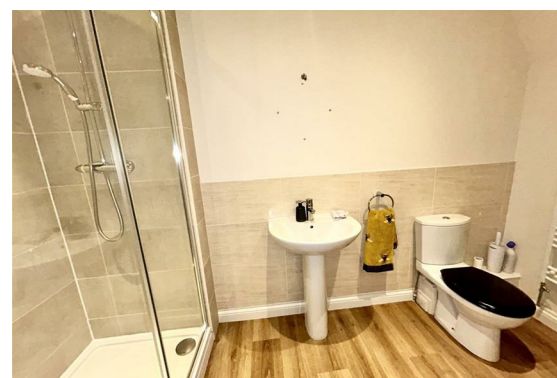
There is a maintenance charge of approximately £35.00 per month.

#### DIRECTIONS

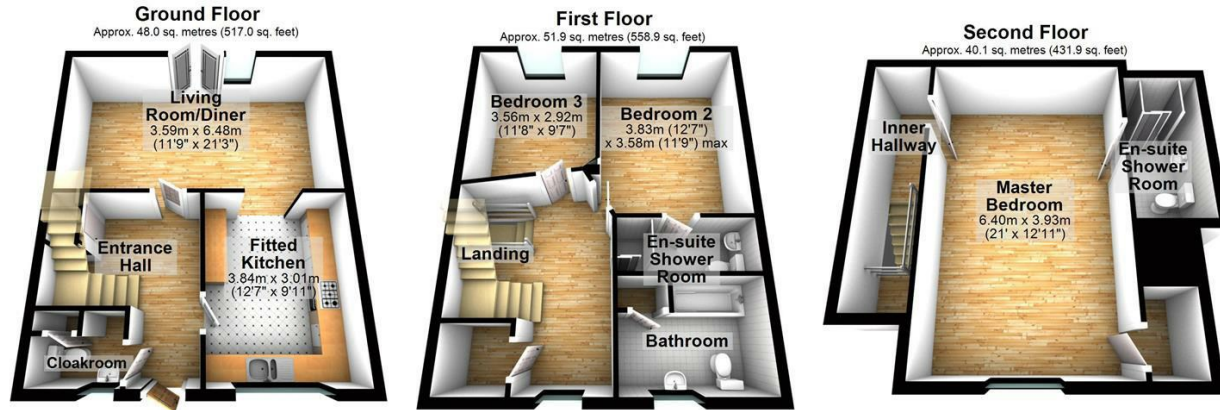
Proceed out of Hereford on the A438 Ledbury road, through the village of Lugwardine and into Bartestree. On passing The New Inn Public House continue on the A438, pass through the cross-roads then pass the next turning on the left to Weston Beggard Lane. After a short distance take the next turning on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

#### 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

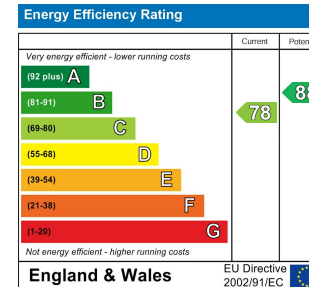


Total area: approx. 140.1 sq. metres (1507.7 sq. feet)

## 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.

**Hereford**  
 T 01432 274300  
 E hereford@trivett-hicks.com  
 10 St. Peters Street  
 Hereford  
 HR1 2LE

**Directors**  
 Jason Hicks MNAEA  
 Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
 SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
 T 01989 768666 F 01989 764185  
 E ross@trivett-hicks.com  
 53 Broad Street  
 Ross-on-Wye  
 HR9 7DY