



9 FROME COURT

BARTESTREE, HERFORD HR1 4DX

£269,950
FREEHOLD

Forming part of an exclusive development in this popular rural location, an impressive modern house with 2 bedrooms, en-suite, bathroom and downstairs WC, gas central heating, double glazing and enclosed manageable garden. Viewing advised.



9 FROME COURT

- Impressive two bedroom house
- Popular village location
- Low maintenance courtyard garden
- Ideal for a first time buyer
- En-suite shower room, bathroom & downstairs W/C
- Must be viewed!

Property Description

Forming part of an exclusive development in this popular rural location, an impressive 2 bedroom house offering ideal first time buyer/retirement accommodation.

The property, which is in immaculate decorative order throughout, has the added benefit of gas central heating, double glazing, downstairs cloakroom, en-suite shower room, private rear garden and we strongly recommend an internal inspection.

The property is situated within easy driving distance of both the City of Hereford and popular market town of Ledbury with its convenient access to the M50 & M5 motorways and the nearby villages of Bartestree and Lugwardine offer a range of amenities including public house, primary school, secondary school, church, shop, countryside walks and regular daily bus services.

In more detail, the accommodation comprises:-

Ground Floor

A bespoke entrance porch with flagstone floor and entrance door through to the

Entrance Hallway

With tile effect flooring, ceiling light point, radiator, useful cupboard with space for coat and shoe storage, doors then lead to the

Downstairs W/C

With low flush w/c, wash hand basin, part tiled surround and tiled floor, radiator and ceiling light point.

Lounge/Dining Room

A spacious light and airy living space with wood effect flooring, double glazed french doors leading out to the rear garden, double glazed window to the front aspect, two radiators, stairs leading up with useful under stair storage cupboards, two ceiling light points with two further wall lights and an archway leading into the

Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, recessed spotlighting, Karndean flooring, wine-racks, double glazed window overlooking the rear garden, range of integrated appliances including double oven, 4-ring gas hob with splashback and cooker hood over, fridge/freezer, dishwasher and washer/dryer, eye level glass display cabinets and under cupboard lighting.

First Floor Landing

With wood effect flooring, radiator, ceiling light point, double glazed window and doors to

Bedroom One with En-suite

A spacious principal bedroom with fitted carpet, ceiling light point and two fitted wall lights, double fitted wardrobe, radiator, double glazed window to the front aspect and velux to the rear, a door then leads into the En-suite shower room comprising a large walk in shower



with glass sliding door, tiled surround and mains fitment shower head, low flush w/c, pedestal wash hand basin, chrome heated towel rail, velux window and recess spotlights.

Bedroom Two

A good sized second double bedroom with fitted carpet, radiator, ceiling light point, double glazed window to the front and large built in storage cupboard/dressing room.

Bathroom

Suite comprising panelled bath with shower attachment and glazed screen over, pedestal wash hand-basin, low flush WC, feature flooring, recessed spotlighting, extractor fan, Velux window with blind, double radiator.

Outside

The rear garden has been landscaped for easy maintenance with a large paved patio area providing the perfect entertaining space and there are some attractive raised flower borders, all enclosed by fencing to maintain privacy. Small timber garden store. The allocated parking space for the property is situated immediately to the front.

Agents Note

There is a £31.00 per month maintenance charge towards the maintenance of the communal areas of the Frome Court Development.

Directions

Proceed east out of Hereford City on the A438 Ledbury Road, proceed through the village of Lugwardine & Bartestree, continue down the hill then turn right & then 2nd right into Frome Court.

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Property Services

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

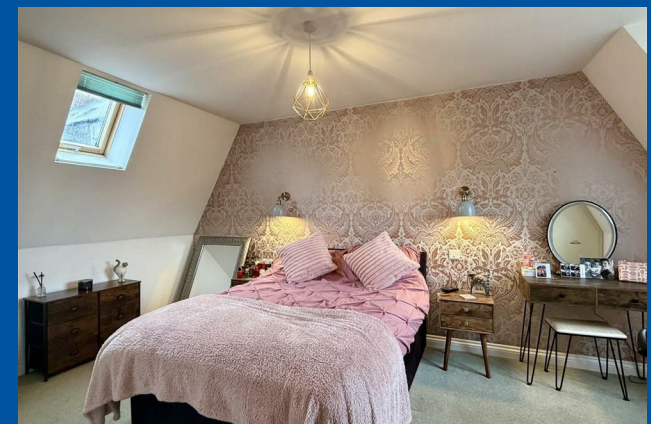
Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

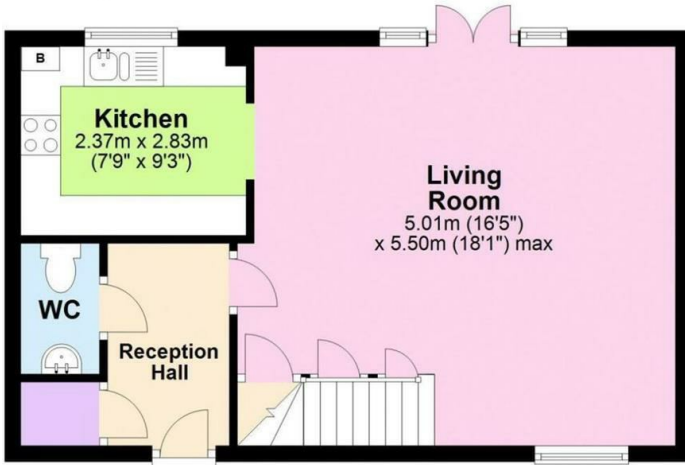
9 FROME COURT





Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

9 Frome Court, Bartestree, Hereford

EPC Rating: C Hereford Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

