



Trivett Hicks



43 Frome Park, Bartestree, Hereford, HR1 4BF

Asking Price £339,995



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Trivett Hicks is pleased to offer this spacious, well presented three bedroom detached home within this select development in the popular location of Bartestree. The property has been finished to a high standard to include re-fitted kitchen with granite style worktops and integrated appliances.

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 current rating of outstanding at the secondary school, good primary school and nursery school. There are also good public transport links into the city centre.

The property in more detail comprises enclosed entrance porch, entrance hall, cloakroom, living room, re-fitted kitchen, utility room, dining room, conservatory all to the ground floor. To the first floor there are three bedrooms with en-suite shower room to the master bedroom and a separate family bathroom, also with shower. Outside there is a good size driveway providing off road parking for two cars. To the rear a generous sized enclosed garden with patio area and lawn. The property also benefits from fourteen solar panels, assisting with the generation of extra free electricity to the property.

FULL DETAILS

PORCH

Double glazed door to the front and side aspect, vinyl flooring, double glazed door to:

ENTRANCE HALL

Ceramic tiled flooring, stairs to the first floor, door to:

CLOAKROOM

Fitted with two piece suite comprising wash hand basin in vanity unit with cupboards under, low-level WC, radiator and ceramic tiled flooring.

LIVING ROOM 16'1" x 9'8" (4.90m x 2.95m)

Radiator, TV point, power points, living flame effect gas fire with feature Cotswold style hearth and mantle over, double glazed sliding door to the rear garden, door to:

DINING ROOM 8'2" x 9'9" (2.50m x 2.97m)

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

FITTED KITCHEN/BREAKFAST ROOM 8'2" x 14'4" (2.50m x 4.37m)

Re-fitted with matching range of base and eye level units with granite style worktops over, 1+1/2 bowl sink unit with mixer tap, integrated fridge, freezer and dishwasher, fitted eye level electric fan assisted double oven, four ring gas hob with extractor hood over, built-in microwave, door to:

CONSERVATORY 10'8" x 11'3" (3.27m x 3.44m)

Double glazed window to the rear and side aspects, radiator, ceramic tiled style flooring, power points and double doors leading to the rear garden.

UTILITY ROOM 3'3" x 7'7" (1.00m x 2.32m)

Worktop space over, plumbing for automatic washing machine, door to:

GARAGE 12'9" x 9'8" (3.91m x 2.97m)

Up and over door, power points and light.

LANDING

Double glazed window to the side aspect, radiator, power point and access to the roof space, door to:

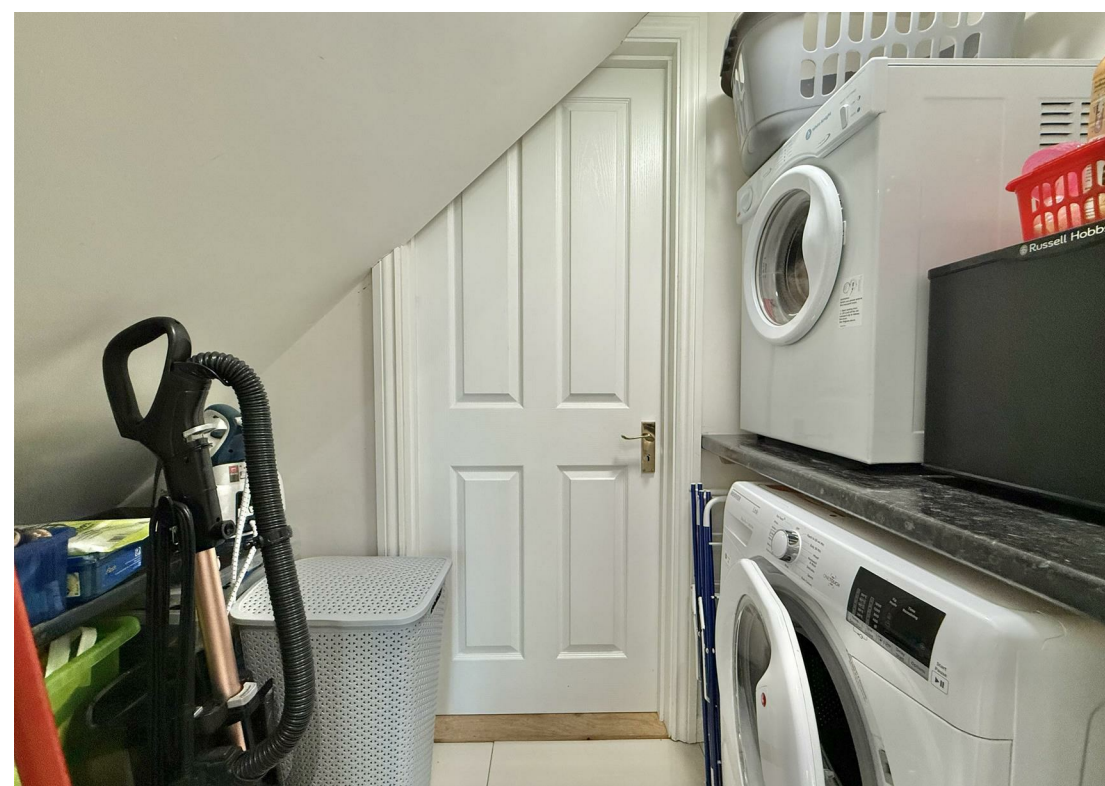
BEDROOM ONE 9'10" x 11'1" (2.99m x 3.39m)

Double glazed window to the rear aspect, fitted built-in wardrobe with hanging and shelving with double doors, radiator, power points, door to:

EN-SUITE SHOWER ROOM

Fitted with three piece suite with comprising recessed tiled shower enclosure with fitted power shower and glass door, pedestal wash hand basin, fully tiled walls, low-level WC, heated chrome towel rail, extractor fan, wall mounted mirror with shaver light, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.





BEDROOM TWO 8'5" x 11'2" (2.56m x 3.40m)
Double glazed window to the front aspect, fitted built-in wardrobes with double doors with hanging and shelving, radiator, power points, door to:

BEDROOM THREE 6'5" x 10'4" (1.95m x 3.14m)
Double glazed window to the front aspect, radiator and power points.

BATHROOM
Fitted with three piece suite comprising panelled bath with fitted power shower and glass screen over, wash hand basin in vanity unit with cupboards under, low-level WC, fully tiled walls, heated chrome towel rail, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

OUTSIDE
The property is approached by brick paved driveway providing off road parking for two cars, which then leads to garage having power points and light. The rear garden is mainly laid to lawn with circular patio area adjacent to the rear of the property. The long lawn has shrub and flower beds bordering, at the far end of the garden you will find greenhouse and garden store. The whole of the rear garden is enclosed by wooden panelled fencing.

TENURE
Freehold

COUNCIL TAX
Band C £2238.54 2026 2027 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY
Herefordshire Council Tel no: 01432 260000

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

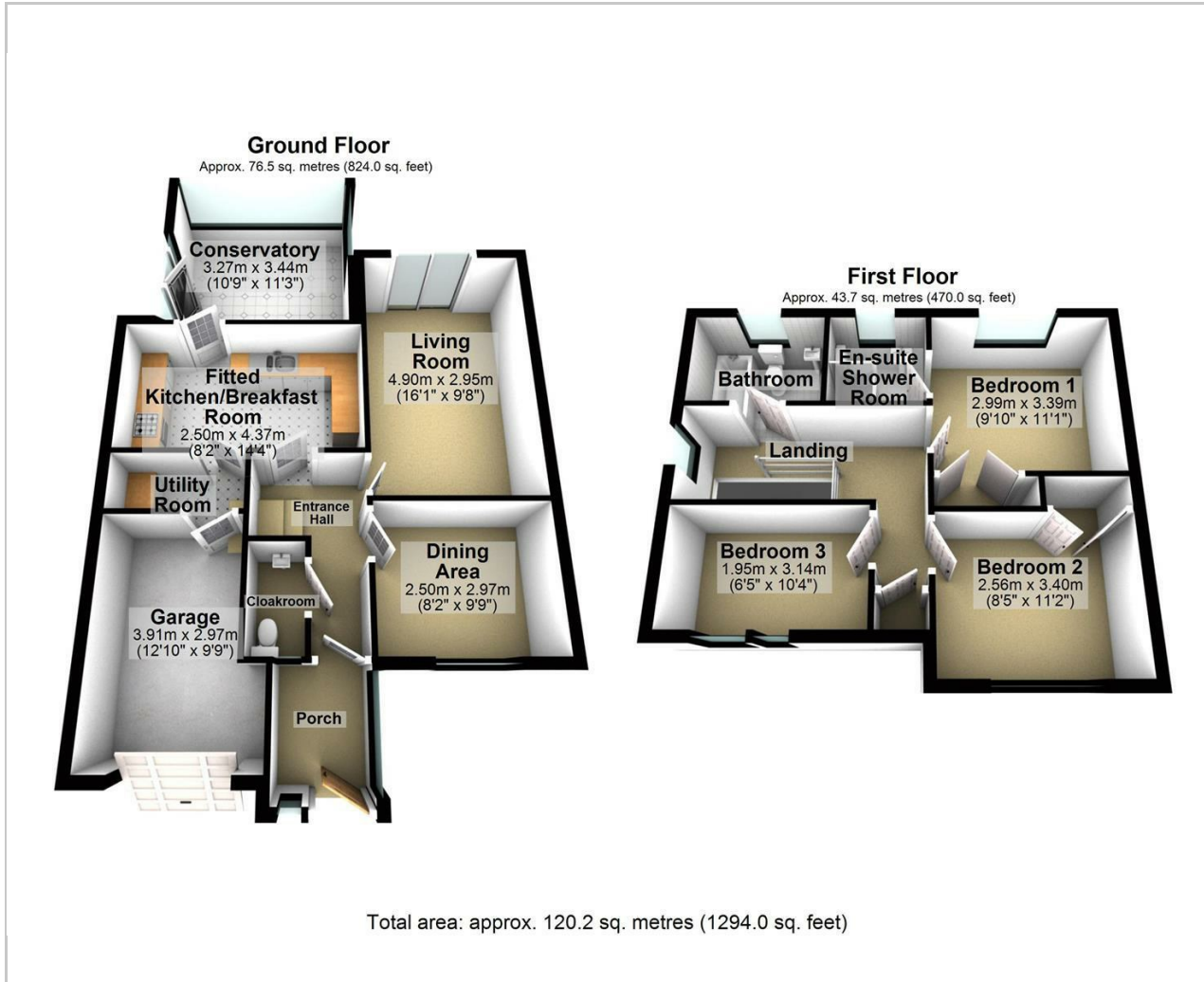
DIRECTIONS
Proceed out of Hereford on the A438 Ledbury road, through the village of Lugwardine and into Bartestree. On passing The New Inn Public House continue on the A438, pass through the cross-roads, then pass the next turning on the left to Weston Beggard Lane. After a short distance take the next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

N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.



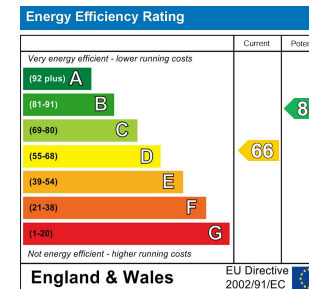
Floor Plan



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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