

for sale

£355,000



Malvern Place Bartestree Hereford HR1 4AU

Situated on Malvern Place in the East Herefordshire Village of Bartestree, this established and well-presented family home is being SOLD with NO ONWARD CHAIN and benefits from a peaceful and private location, overlooking fields to the rear and being in close proximity to amenities,

# Malvern Place Bartestree Hereford HR1 4AU

## Approach

Set in a quiet cul-de-sac you have a drop curb giving access to the tarmac drive which leads up to the electric up and over garage door. There is a side gate which gives access to the rear garden and a door to the front which gives access to the entrance hall.

## Entrance Hall

With storage cupboard, stairs to the first floor landing and doors to the kitchen, cloakroom and living room

## Kitchen / Diner

22' 4" x 9' 9" ( 6.81m x 2.97m )

Finished to a beautiful standard with a range of modern wall and base units, ceramic sink, gas hob and electric oven, space for a fridge and plumbing for a washing machine, window to the rear aspect and bi-fold doors onto the garden.

## Living Room

13' 2" x 12' 4" ( 4.01m x 3.76m )

A spacious room with windows to the front and side aspects, double doors leading to the kitchen / diner, feature Log Burner and fitted carpets.

## Cloakroom

With WC and wash hand basin.

## Bedroom One

10' 3" x 9' 5" ( 3.12m x 2.87m )

A sizeable room with built in double wardrobe, central heating radiator and en-suite shower room.

## En-Suite

WC, Shower cubicle, wash hand basin, towel radiator, window to side aspect.



## Bedroom Two

10' 3" x 7' 7" ( 3.12m x 2.31m )

With window to the rear aspect, central heating radiator and built in single wardrobe.

## Bedroom Three

8' 1" x 7' 6" ( 2.46m x 2.29m )

With window to the rear aspect and central heating radiator.

## Rear Garden

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn and the garden is enclosed by fencing.

## Garage

Up and over doors with power and lighting.



#### **directions to this property:**

Proceed east out of Hereford on the A438 Ledbury Road. Proceed through the village of Lugwardine and continue into Bartestree. At the crossroads, turn right and then first right into Malvern Place.

To view this property please contact Connells on

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23 King Street  
HEREFORD HR4 9BX

Property Ref: HER316313 - 0005

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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