



## 17 FROME PARK

BARTESTREE, HERFORD HR1 4BF

£360,000  
FREEHOLD

Peacefully situated in this popular village location, a spacious 4-bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, easy to maintain gardens, single garage and we strongly recommend an internal inspection.

The City of Hereford and the popular town of Ledbury are within easy driving distance of the property and the villages of Bartestree and Lugwardine offer a range of amenities including schools, public house, church, shop, countryside walks and daily bus services.





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- Popular village location
- Spacious four bedroom detached house
- Two receptions, kitchen/breakfast room & utility
- Single garage & driveway parking
- Ideal family home
- Must be viewed!



## Ground floor

Canopy porch with outside light and partially glazed entrance door through to the

## Entrance hall

With mat-well, fitted carpet, double radiator, understairs storage cupboard, central heating thermostat, carpeted staircase to the first floor and doors to the

## Downstairs W/C

Low flush WC, wash hand-basin, opaque double glazed window, wall mounted fusebox, radiator and vinyl flooring.

## Living room

With fitted carpet, 2 radiators, coal-effect gas fireplace, double glazed bay window to front and French doors leading into the

## Dining room

With fitted carpet, radiator, double glazed sliding door to the rear garden and door into the

## Kitchen/breakfast room

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer, 4-ring gas hob, electric oven with integrated microwave above, under-counter space for dishwasher and space for a free-standing fridge/freezer, double glazed window to the rear garden and double glazed sliding door, radiator, wooden flooring and door into the

## Utility room

With fitted base unit and worksurface space over, stainless steel sink and drainer, under-counter space for washing machine and tumble dryer, gas central heating boiler, loft hatch, wooden flooring, door to the side access and door into the GARAGE with up-and-over door, light and power.

## First floor landing

With fitted carpet, loft hatch, smoke alarm, airing cupboard with hot water cylinder, double glazed window to the side aspect, radiator and doors to the

## Bedroom one with en-suite

With fitted carpet, radiator, double glazed window to the front aspect, built-in double wardrobe and door to the

Newly fitted en-suite shower Room with shower cubicle and mains fitment shower over, pedestal wash hand-basin, low flush WC, radiator, opaque double glazed window, extractor and vinyl flooring.

## Bedroom two

With fitted carpet, double built-in wardrobe, radiator and double glazed window to the rear aspect.

## Bedroom three

With fitted carpet, radiator, double glazed window to the rear aspect.

## Bedroom four

With fitted carpet, radiator, double glazed window to the front aspect and built-in storage cupboard over the bulk-head.

### Bathroom

Suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, radiator, opaque double glazed window, extractor and vinyl flooring.

### Outside

To the front of the property there is a double tarmacadam driveway providing parking for 2 vehicles, a small lawned area with a paved pathway leading to the front entrance door and side access leading to the rear of the property where there is a paved patio area - perfect for entertaining, with steps leading up to the remainder of the garden which is mainly laid to lawn with an array of plants and shrubs and a small decked area with a summerhouse and enclosed by hedging and fencing to maintain privacy.

### Directions

From Hereford, proceed east out of the City on the A438 Ledbury Road. Proceed into the village of Lugwardine and continue into Bartestree passing the shop. Proceed down the hill taking the 2nd right turning and continue straight on where the property is located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - excuse.airbase.microfilm.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

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

### Tenure & Possession

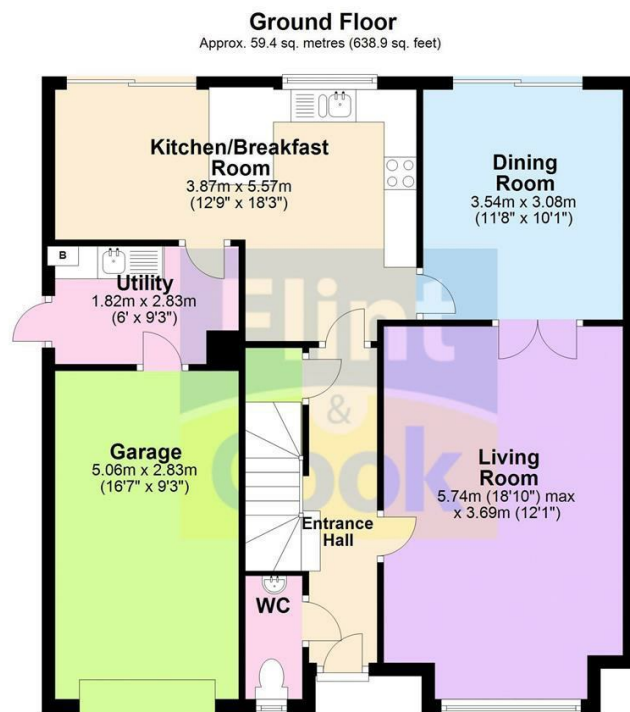
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

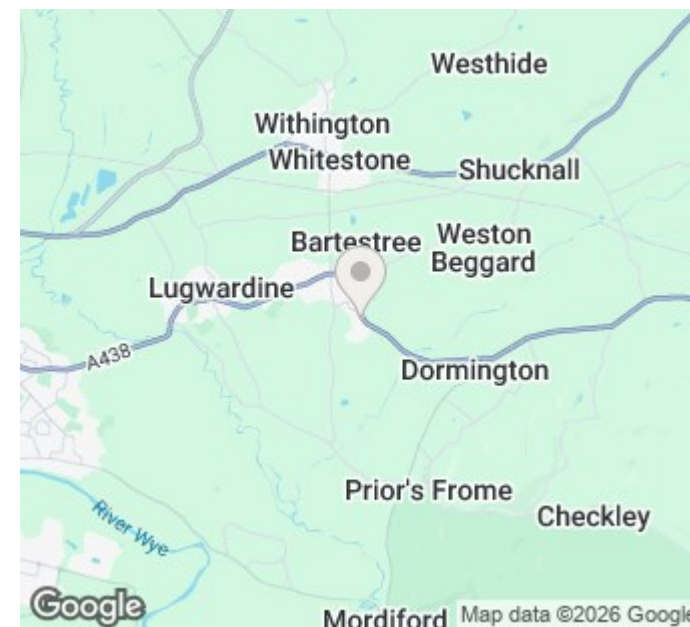
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Total area: approx. 114.6 sq. metres (1233.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C Council Tax Band: E**

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

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