



## 7 FROME PARK

BARTESTREE, HERFORD HR1 4BF

£369,950  
FREEHOLD

Modern detached house in a popular village location with 4 bedrooms, 2 bathrooms, double garage, parking, sold with no onward chain.



# 7 FROME PARK

- Four bedrooms, one en-suite
- Double garage, ample parking & enclosed garden
- Sold with no onward chain!
- Popular village location
- Ideal family home
- Two receptions, kitchen/breakfast, utility & downstairs W/C



## Ground floor

Canopy porch with entrance door into the

## Entrance hall

With vinyl flooring, radiator, ceiling light point, carpeted stairs leading up with useful understair storage cupboard and doors leading into

## Lounge

A light and airy living space with fitted carpet, two radiators, four wall lights, ceiling light point, coving, coal effect gas fireplace, double glazed window with fitted blind to the front aspect and opening into the

## Dining room

With fitted carpet, radiator, ceiling light point, two wall lights, double glazed sliding doors out to the rear garden and door into the

## Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, four ring gas job with extractor over and electric oven below, double glazed window, radiator, under cupboard automatic sensor lighting and door back into the entrance hall and door to the

## Utility room

With work surface space and under counter space and plumbing for washing machine, space for a freestanding fridge/freezer, wall mounted gas central heating boiler, door out to the rear and door into the

## Downstairs W/C

With low flush w/c, wash hand basin, part tiled surround, radiator and double glazed window.

## First floor landing

With fitted carpet, ceiling light point, radiator, loft hatch, airing cupboard housing the hot water cylinder and doors leading to

## Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, built in storage cupboard with fitted shelving and built in wardrobes, a door then leads into the newly fitted en-suite with fitted shower cubicle, mains fitment rainfall shower head over and tiled surround, wash hand basin with storage under, low flush w/c, heated towel rail, vinyl flooring and double glazed window.

## Bedroom two

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

## Bedroom three

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

## Bedroom four

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

Three piece suite comprising panelled bath with shower

over, tiled surround, pedestal wash hand basin, low flush w/c, heated towel rail and double glazed window.

### Outside

To the front of the property there is a lawned garden bordered by flowers and shrubs with a double width driveway providing ample off-road parking facilities leading up to the DOUBLE GARAGE with twin up-and-over doors, power and light points, ample storage space and personal door to the rear. To the immediate rear of the property there is a paved patio area which leads onto the remainder of the garden which is mainly laid to lawn and well enclosed by high fencing to maintain privacy. There is a further paved patio providing an ideal suntrap and access to the rear can be gained via both sides of the property. To the front of the property there is a further enclosed garden area.

### 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 turning right and then 3rd turning right down the hill and then the 1st right into Frome Park.

### Money Laundering

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

### 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.

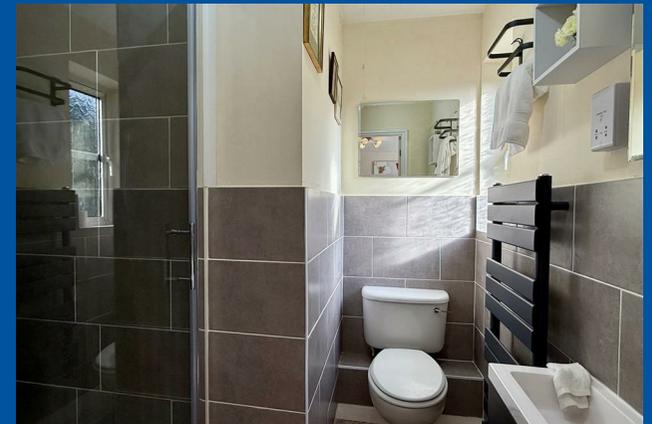
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

## 7 FROME PARK





Total area: approx. 136.1 sq. metres (1465.0 sq. feet)

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

**7 Frome Park, Bartestree, Hereford**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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