



8, Frome Court, Bartestree, HR1 4DX
Price £325,000

8 Frome Court Bartestree

A modern three storey mews cottage full of character and located in Frome Court on the outskirts of Bartestree village.

This well presented, three bedroom, end terrace family home has the benefit of double glazing and gas central heating throughout and accommodation including; spacious entrance hall, WC, L-shaped lounge/dining room, two en-suite shower rooms and a family bathroom.

Outside are two allocated parking spaces and an enclosed, private rear garden backing onto an open play area.

NO ONWARD CHAIN

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- Modern mews cottage
- Three storey end terrace
- Three double bedrooms
- Bathroom + 2 en-suites
- L-shaped living/dining room
- Fitted kitchen with appliances
- Downstairs WC
- Allocated parking spaces
- Low maintenance garden
- NO ONWARD CHAIN

Material Information
Price £325,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: C (80)
For more material information visit www.cobbamos.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Dimensions
Kitchen - 9'0 x 9'5
Living Rm - 21'7 x 15'
Bedroom - 13'3 x 9'5
Bedroom - 9'11 x 9'5
Bedroom - 21'0 x 11'10

Property description
The property is double glazed with gas fired central heating throughout. Enter via the double glazed entrance door from the large feature canopy porch into the spacious entrance hall with stairs to the first floor and large storage cupboard under, doors lead off to rooms including the downstairs cloakroom with WC, 1/2 pedestal wash basin and cupboard housing the electric meters and consumer unit. The kitchen has a window to the front aspect and is fitted with a range of base and wall units with drawers, integrated fridge/freezer, space and plumbing for white goods, electric double oven and gas hob with extractor hood over and cupboard housing a wall mounted Worcester boiler. The living / dining area has a window to the rear and patio doors opening onto the rear garden.

Carpeted stairs rise to the light and airy first floor landing where there is a large airing cupboard housing the hot water tank, access to eaves storage, window to the front and stairs to the second floor. Bedroom 2 has the benefit of fitted wardrobes, window to the rear and door to the ensuite shower room. Bedroom 3 has a window to the rear. The family bathroom is fitted with a three piece white suite to include a WC, pedestal hand basin and bath with shower over.

Stairs lead up with a velux window above allowing natural light and a door opens into the stunning bedroom which covers the entire top floor and is a particular feature of the property being of an excellent size and has windows and Velux roof lights that face every direction and which flood the room with light. There is also the benefit of an en-suite shower room.

Garden and Parking
The property is accessed via a private drive which leads to the allocated parking spaces adjacent to number 8. A path leads to the large feature canopy porch with the main entrance door.

The rear garden is accessed via the patio doors out onto a patio area with steps down to a gravel area where there is a wooden shed and wooden gate which leads out from the rear of the property to the parking area. The garden is enclosed by wooden fencing and has an open play area at the rear.

Services
All mains services are connected to the property.

Location
Frome Court is a development within the grounds of a converted gothic convent providing converted apartments and 16 mews houses, Bartestree and the adjoining village of Lugwardine have a good range of amenities between them including primary school, hairdressers, post office and stores, pubs, fish and chip shop, church, village hall and playing fields, secondary school and bus service to both Hereford and Ledbury with its motorway connections.

Broadband
Broadband Download Upload Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 900 Mbps 900 Mbps Good
Networks in your area - Openreach, Airband

Mobile Phone Coverage
<https://www.ofcom.org.uk/mobile-coverage-checker>

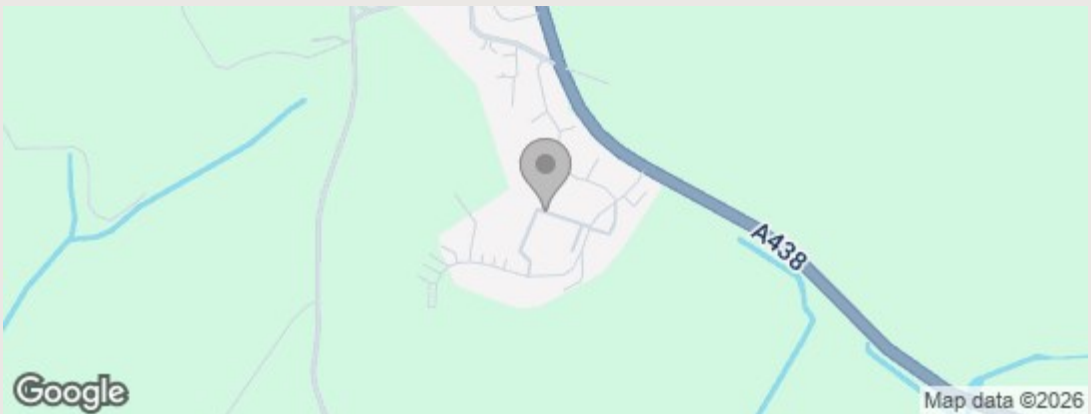
Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Leave Hereford on the A438 Ledbury Road and continue through the villages of Lugwardine and Bartestree and proceed down the hill. Turn right for St Michaels Hospice and take the second right hand turn into Frome Court. The property will be found at the end of the terrace on the right hand side. What3words///jugs.soaks.uproot



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