

7 Frome Park, Bartestree, Hereford, HR1 4BF
Offers Over £389,500

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

7 Frome Park Bartestree Hereford

Located in an elevated position at the very end of a cul-de-sac within the charming village of Bartestree, Hereford, this delightful detached house offers four double bedrooms and two reception rooms as well as an en-suite shower room, utility, downstairs WC and double garage.

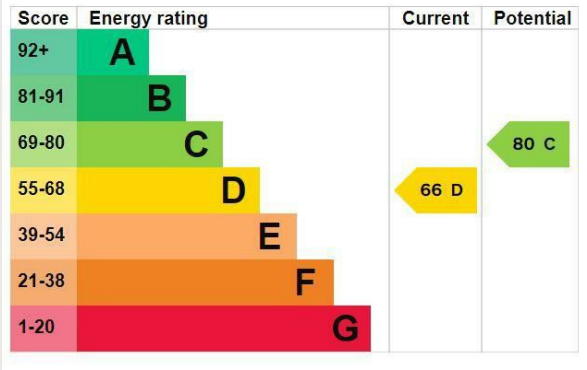
Built in 1995, the property boasts a spacious layout and generous parking space accommodating several vehicles, and has gardens to all sides

Surrounded by picturesque countryside, Bartestree offers a peaceful retreat while still having local village amenities and transport links and easy access into Hereford City. This property is an excellent opportunity for those seeking a family home in a tranquil setting, don't miss the chance to make this lovely house your new home.

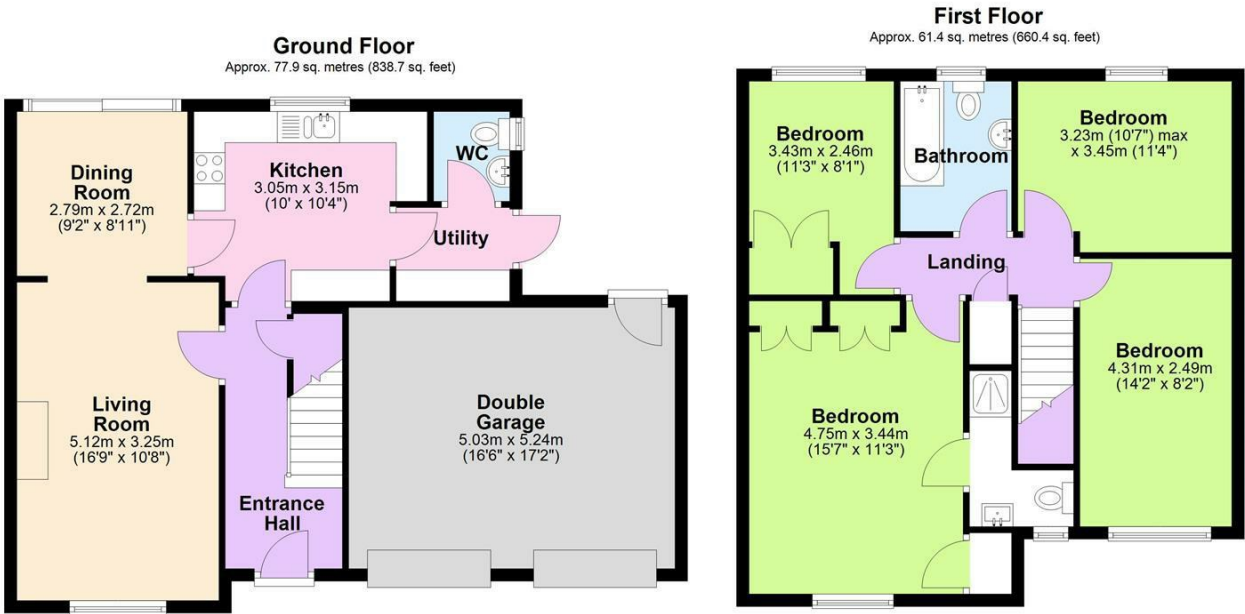
CALL 01432-266007 TO ARRANGE YOUR VIEWING

- Detached family home in village location
- Four double bedrooms, master with en-suite
- Living room open to dining room
- Re-fitted kitchen, utility room & WC
- Envious cul-de-sac position
- Double garage with ample parking
- Hard landscaped rear and side garden
- Popular village with amenities
- Viewing highly recommended

Material Information
Offers Over £389,500
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: D (66)
For more material information visit www.cobbamos.com



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.

Introduction
Having benefitted from recent refurbishment works including new floorings, the well presented accommodation benefits from gas central heating, double glazing and comprises; entrance hall, living room, dining room, re-fitted kitchen, utility room, downstairs WC, family bathroom, four double bedroom, master with en-suite shower.

Property Description
Entrance to the property is via a canopy porch through the main entrance door into the hallway which has carpeted stairs to the first floor with under stairs storage cupboard and doors leading off to all other rooms. The living room has a window to the front aspect, gas fire and is open to the dining room which benefits from patio doors overlooking the rear garden. Accessed from the dining room or the hall, the kitchen has been re-fitted and features a range of wall and base units, 1 1/2 bowl sink unit fitted gas hob with extractor over and electric oven under, window to the rear, a breakfast bar and door to the utility room where there is plumbing for a washing machine under a worktop, wall mounted Worcester boiler and door to the side. From the utility is also a downstairs WC with tiled walls, wash hand basin, WC and window to the side. The first floor landing has doors to all rooms including the airing cupboard. The family bathroom is tiled with a heated towel rail and three piece suite including WC, pedestal hand basin and panel bath with shower over. The master bedroom features fitted wardrobes, window to the front aspect and a recently re-fitted en-suite with shower cubicle, tiled walls, WC and vanity wash hand basin. The remaining bedrooms are all double rooms, with bedroom four having the added benefit of fitted wardrobes.

Gardens & Parking
The property is approached via a block paved road to the tarmac driveway which provides parking for several vehicles and also gives access to the integral double garage. The front garden is laid to lawn with a border housing plants and flowers and a gate gives access to the rear, a useful area to the side of the garage also has a gate into the rear garden. Note - the area to the right hand side of the drive also belongs to the property with the hedge providing the boundary to the cul-de-sac. The double garage is accessed either via the twin metal up and over doors or from a pedestrian door at the rear and has both power and lighting. The rear garden is hard landscaped and features a raised patio area, brick and gravel pathways interlink the different areas of the garden including a further patio seating area and side garden - all is enclosed by wooden fencing.

Services
All mains services are connected to the property
Herefordshire Council Tax Band E
Tenure - Freehold

Location
Bartestree is a popular village approx 4 miles East of Hereford City with an impressive range of local amenities to include a shop, fish and chip shop, pub (The Godwins), community hall as well as local football and cricket teams. The village offers good road connections to Ledbury, the M50, Gloucester and Worcester.

Broadband Coverage
Broadband type Highest available download speed Highest available upload speed 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

Indoor Mobile Coverage
Provider Voice Data
EE None None
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

Outdoor Mobile Coverage
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

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.

Directions
Leave Hereford on the A438 Ledbury Road passing through Lugwardine and Bartestree. On leaving Bartestree the road goes down a hill then take the turning right signposted Frome Park. Take the first right and right again where the property is found at the end of the cul-de-sac

