

FOR  
SALE



**Flint**  
&  
**Cook**

15 Frome Court, Bartestree, Hereford HR1 4DX

£345,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Forming part of this impressive development in this peaceful village location, a deceptively spacious 3 bedroom, 3 storey house with private rear garden and countryside views to the rear. The property has the added benefit of gas central heating, double glazing, luxury kitchen, 2 en-suite shower rooms, impressive top floor bedroom suite and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Peaceful rural location*
- *Luxury Kitchen & 2 En-suite Shower Rooms*
- *Impressive top floor Bedroom Suite*
- *Private garden & countryside views*
- *Internal inspection highly recommended*
- *Deceptively spacious accommodation*
- *3 bedrooms*
- *Gas central heating*



## ROOM DESCRIPTIONS

### Feature Porch

With entrance door through to the

### Spacious Reception Hall

Feature flooring, radiator, understairs store cupboard, turning carpeted staircase to the first floor, central heating thermostat and door to the

### Downstairs Cloakroom

With low flush WC, wash hand-basin, radiator, feature flooring, partially tiled wall surround, double glazed window.

### Luxury Kitchen

With an extensive range of wall and base cupboards, ample worksurfaces, window to the front aspect, sink unit, range of integrated appliances including fan oven, combination microwave, gas hob with extractor hood, fridge/freezer, dishwasher and washing machine, under-cupboard lighting and open-plan access to the

### Living Room

Feature flooring, panelled walls to both ends of the room, radiator, double glazed double French doors onto the rear patio and garden enjoying a pleasant outlook.

### Spacious first floor landing

Fitted carpet, window to the front aspect, radiator, useful store cupboard and door to

### Bedroom 1

Fitted carpet, radiator, partial panelled walling, window to the rear with shutter-style blinds enjoying a fine outlook and door to the EN-SUITE SHOWER ROOM with suite comprising double shower with glazed sliding door, pedestal wash hand-basin, low flush WC, extractor fan, recessed spotlighting.

### Bedroom 2

Fitted carpet, radiator, space for wardrobes, window to the rear enjoying a fine outlook with shutter-style blinds.

### Bathroom

Suite comprising bath with shower attachment over, glazed screen and tiled wall surround, pedestal wash hand-basin, low flush WC, radiator, window, recessed

spotlighting, extractor fan.

### Second floor landing

Fitted carpet and door to the

### Superb Top Floor Bedroom Suite

Fitted carpet, radiator, access hatch to loft storage space, window to the front aspect with shutter-style blinds, 2 Velux style windows to the rear enjoying a pleasant outlook with blinds, partial panelled walling, recessed spotlighting and door to the EN-SUITE SHOWER ROOM with double shower cubicle with rainwater style showerhead over and sliding door, pedestal wash hand-basin, low flush WC, ladder style towel rail/radiator, recessed spotlighting.

### Outside

The rear garden has been landscaped for easy maintenance with a good size paved patio area providing the perfect entertaining space, a variety of flowers and shrubs and all enclosed by fencing and hedging enjoying a pleasant outlook across surrounding fields. The communal front courtyard garden is beautifully maintained by the management company and the parking for 2 vehicles is situated a short distance away.

### Services

#### Outgoings

Council tax band D - payable 2024/25 £TBC.

Water and drainage - rates are payable/metered supply.

The maintenance fee is £35.00 per month.

#### Money Laundering

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

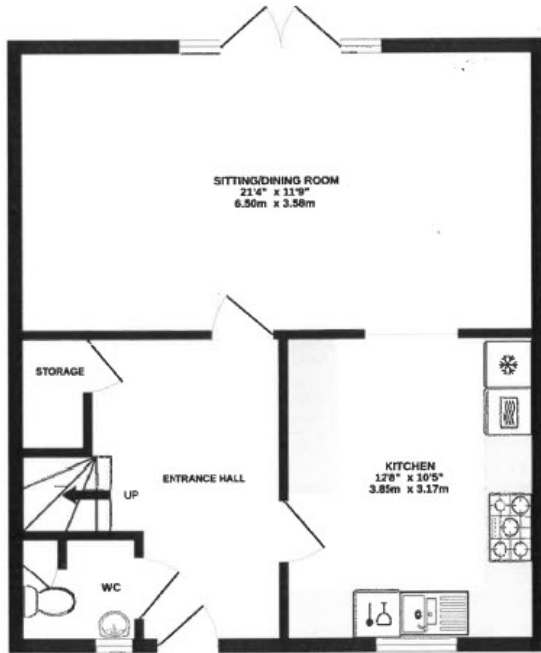
#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

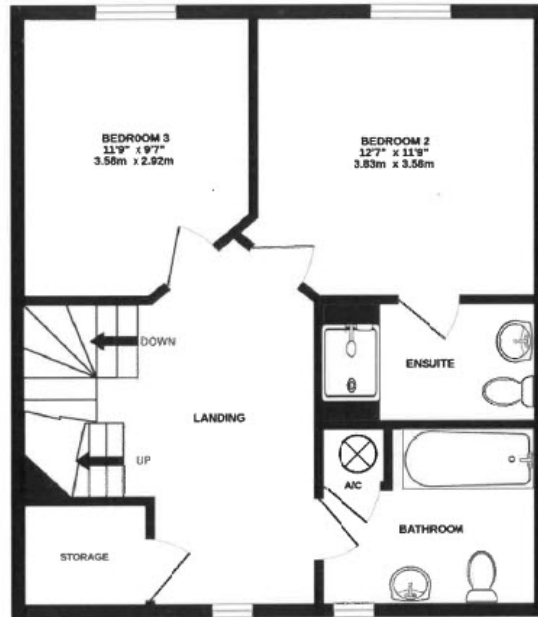
#### Directions

What3words - evidently.rated.presented

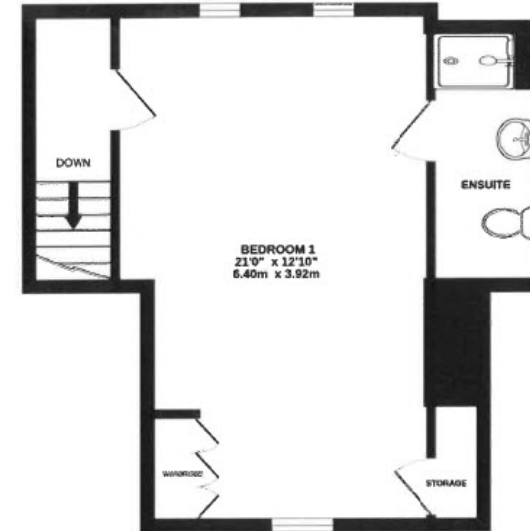
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			