# 5 HAGLEY PARK

## BARTESTREE, HEREFORD HR1 4DB

**Asking Price £295,000**

**FREEHOLD**

Situated in this popular village location, a 3 bedroom semi-detached property offering ideal first time buyer/family accommodation. The property has the added benefit of driveway parking, gas central heating, double glazing, a good size enclosed garden and we highly recommend an internal inspection.

Flint & Cook

# 5 HAGLEY PARK

• Three bedrooms • Well-presented throughout • Enclosed south facing rear garden • Popular village location • Ideal for a first time buyer/family • Semi-detached house

## Introduction

The village of Bartestree has excellent amenities including shop, takeaway, public house, primary and secondary schools and good transport links to Ledbury (M50) and Worcester (M5) and is a short distance from the Cathedral City of Hereford.

## uPVC entrance door into the

## Entrance Hall

Wood-effect laminate flooring, radiator, carpeted stairs leading to the first floor, useful understairs storage, smoke alarm, Hive central heating thermostat, door into the Kitchen/Diner and opening into the

## Living Room

Radiator, laminate flooring, French doors leading out to the rear garden, feature woodburning stove with wooden mantel over.

## Kitchen/Dining Room

Fitted base units with ample worksurfaces, 1½ bowl sink stainless steel sink and drainer with tiled splashback, 5-ring electric hob and oven with extractor over, under-counter space for washing and under-counter fridge and freezer, integrated dishwasher, gas central heating boiler, radiator, window to the front aspect, built-in double storage cupboard, tiled floor and French doors into the

## Utility Area

Vinyl flooring, worksurface with under-counter space for tumble dryer and space for free-standing fridge/freezer, window and sliding doors out to the rear garden and door into the

## Downstairs WC

Low flush WC, wash hand-basin and opaque window to the rear aspect.

## First floor landing

Fitted carpet, window to the front aspect, loft hatch, smoke alarm.

## Bedroom 1

Fitted carpet, radiator, window to the rear aspect.

## Bedroom 2

Fitted carpet, radiator, window to the rear aspect.

## Bedroom 3

Fitted carpet, window to the front aspect, built-in wardrobe with hanging rail and small storage cupboard and radiator.

## Bathroom

Suite comprising P-shaped bath with mains fitment shower over, low flush WC, vanity wash hand-basin with storage under, heated towel rail, tiled floor, tiled surround, opaque window to the front aspect, extractor.

## Outside

To the rear of the property there is a patio area - perfect for entertaining and, with the garden south-facing, it offers the perfect suntrap. There is a large lawned area with the remainder of the garden laid to tarmacadam with the front driveway running through to the rear

garden via double wooden gates leading to the large wooden storage shed with double doors and personal door into a small workshop area with a larger garage/store - perfect for a workshop or home gym. There is also another smaller wooden shed which has fitted carpet and vinyl flooring, worksurface space with stainless steel sink and drainer and running water tap, power and light, windows to the front and rear providing the perfect home office or treatment space. To the front of the property there is a tarmacadam driveway providing parking for several vehicles and a range of plants and shrubs and a gravelled border leading to the front door. There is a useful outside tap and access to the rear garden.

### Directions

What3words - tickling.focus.brush

### 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.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

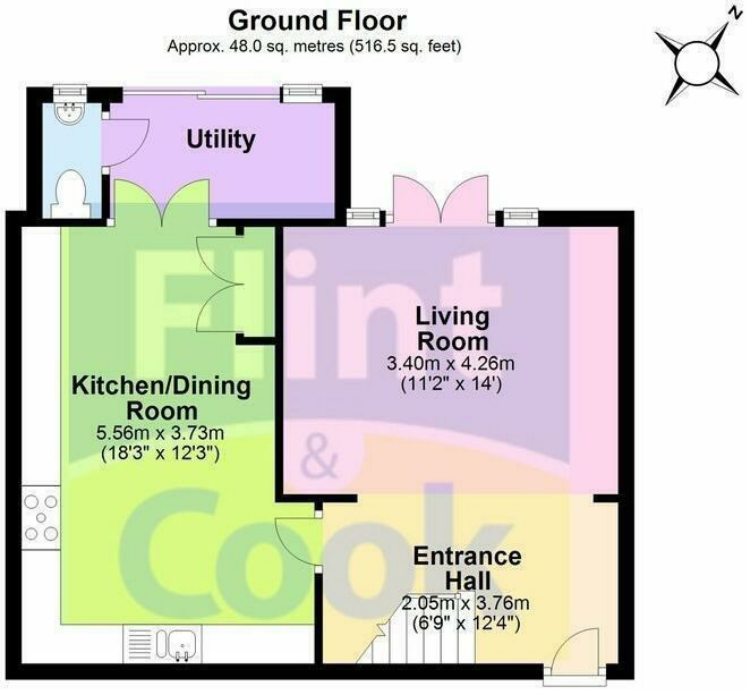
### Tenure & Possession

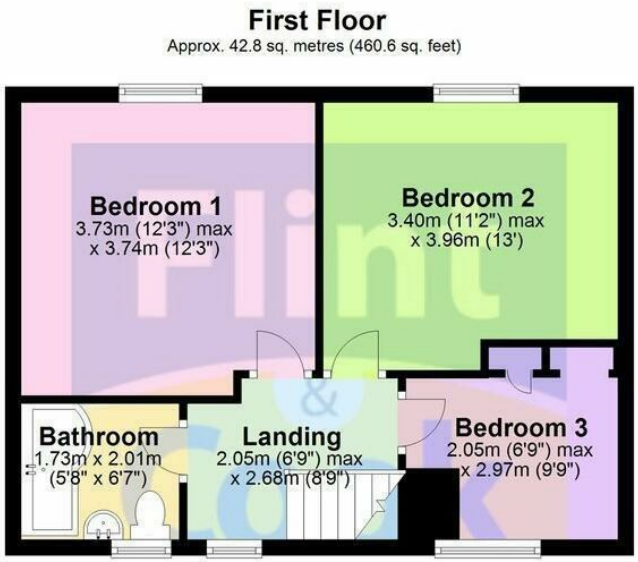
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

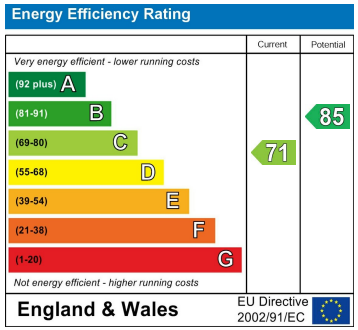
## 5 HAGLEY PARK



Total area: approx. 90.8 sq. metres (977.0 sq. feet)

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




## EPC Rating: C  Hereford Council Tax Band: B

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk