



37 BURDON DRIVE

BARTESTREE, HERFORD HR1 4DL

Asking Price £259,950
FREEHOLD

Peacefully situated in this popular village location, a 3-bedroom semi-detached house, offering ideal first-time buyer/small family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating with updated boiler, double glazing, modern fitted kitchen/dining room, garage and driveway. To fully appreciate this property, we recommend an internal inspection.



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- Popular village location • Three bedroom semi-detached house • Modern fitted kitchen/dining room • Garage and driveway • Ideal family home • No onward chain



Hereford City Centre is within easy driving distance but the village of Bartestree offers a range of popular amenities including shop, primary school, public house, countryside walks and daily bus service.

In more detail the accommodation comprises

Side entrance door through to

Reception Hall

With newly fitted carpet, radiator, stairs to the first floor and glazed panelled door to

Lounge

With newly fitted carpet, radiator and large double glazed window to the front aspect with vertical blinds.

Kitchen/Dining Room

With 1½ bowl sink unit, ample wall and base cupboards, worksurfaces with splashbacks, built-in double oven and four ring induction hob with splashback over, built-in dishwasher and recycling bins, understairs store cupboard, built-in fridge-freezer, radiator, laminate flooring, coved ceiling, space for dining table, range of lighting, two double glazed windows and door to

Conservatory

Of brick and UPVC construction with laminate flooring, power points, opening window vents and double doors to the rear garden.

First Floor Landing

With newly fitted carpet, access hatch to loft space and door to

Bedroom 1

With fitted carpet, radiator and double glazed window to the front aspect with blind.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and corner store cupboard also housing the updated gas central heating boiler.

Bedroom 3

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

Bathroom

With suite comprising bath with shower unit over and glazed screen, pedestal wash hand basin, low flush WC, partially tiled wall surround, ladder style towel rail/radiator and double glazed window.

Outside

To the front of the property there is a lawned garden with driveway to the side providing off-road parking and leading to

GARAGE with up-and-over door, power points, side window and ample storage space.

To the rear of the property there is a raised lawned garden, all enclosed by fencing for privacy, with paved and deck areas providing the perfect entertaining spaces.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Water and drainage rates are payable.

Directions

What3 words ///destiny.converged.breath

Proceed east out of Hereford City on the A438 Ledbury Road. On entering the village of Bartestree, turn left into Wilcroft Park, left into Barneby Avenue and then right into Burdon Drive. The property can be found on the right hand side.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

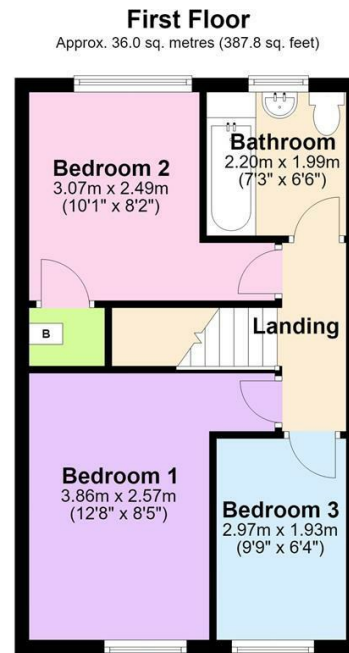
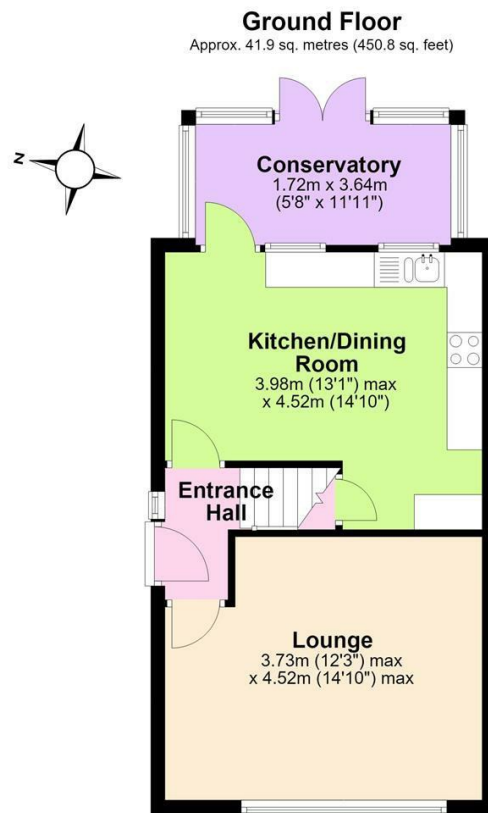
Residential lettings & property management

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.

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Total area: approx. 77.9 sq. metres (838.6 sq. feet)

37 Burdon Drive, Bartestree, Hereford

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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

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

