



5 CROFT CLOSE

BARTESTREE, HERFORD HR1 4DJ

£310,000
FREEHOLD

Situated in this sought after village location, an immaculately presented extended three bedroom semi detached house offering ideal first time buyer/ small family accommodation and being sold with the added benefit of no onward chain. Benefitting from driveway parking, a good sized rear garden with fantastic views across open countryside and towards Hereford, gas central heating & double glazing. We highly recommend a viewing.



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- Three bedrooms • Sought after village location • Extended semi-detached house • Ideal first time buyer/small family accommodation • Immaculately presented • No onward chain!



Full Description

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Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band C - £2,177 for 2025/2026 Water and drainage rates are payable. Viewings-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.

Entrance hall

With laminate flooring, upright radiator, carpeted stairs leading to the first floor, hive central heating thermostat and doors leading to

Bedroom 1

With fitted carpet, radiator, ceiling light point, airing cupboard housing the gas central heating boiler and

large double glazed window to the rear aspect with views across the garden and open countryside beyond towards Hereford City.

Bedroom 2

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

Bathroom

Stylishly fitted with a modern white three-piece suite, including a P-shaped bath with a mains-fed rainfall shower overhead, pedestal wash hand basin, and low flush WC. Features include part-tiled walls, recessed spotlights, a chrome heated towel rail, double glazed window, and vinyl flooring.

Open plan kitchen/dining room

Dining Area Featuring laminate flooring, two pendant lights, a radiator, and a practical understairs storage cupboard. The space opens seamlessly into the kitchen. Kitchen A modern fitted kitchen equipped with sleek white high-gloss wall and base units, complemented by wooden work surfaces. Includes a stainless steel single sink, breakfast bar, and under-counter space for a washing machine, dishwasher, larder fridge, and freezer. The kitchen also boasts a Smeg range-style cooker with a six-ring gas hob, electric oven below, and extractor fan above. Additional features include recessed spotlights, a double glazed window, and sliding doors leading to the rear garden.

First floor landing

With fitted carpet, ceiling light point, loft hatch and doors leading into

Outside

To the front, a concrete driveway offers off-road parking, complemented by an additional stoned area for extra parking. A small lawn, enclosed by fencing and brick walling, adds a touch of greenery. At the rear, sliding doors open onto a superb garden featuring a decked patio—ideal for entertaining and enjoying views back towards Hereford. The remainder of the garden is laid to lawn and fully enclosed by fencing for privacy.

Ground floor

With entrance door leading into the timber framed porch area with space for coat and shoe storage, lights, door leading into the entrance hall and door leading to a further timber frame store, with power points, storage space and door leading out to the rear garden.

Entrance door leading into

Living room

With laminate flooring, ceiling light point, radiator, large double glazed window to the front aspect and feature wood burning stove with tiled hearth and wooden mantle over.

Bedroom 3

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

Directions

Proceed east out of Hereford on the Ledbury Road (A438), heading through the village of Lugwardine and proceeding into the village of Bartestree. Take the right turning signposted for Wilcroft Park, then take the second left for Burden Drive and the second right for Croft Close and the property will be situated a short distance down on the left hand side.

Agents Note

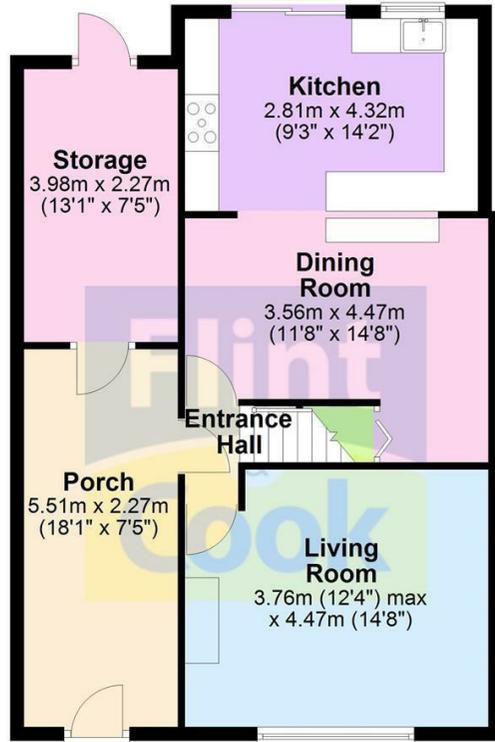
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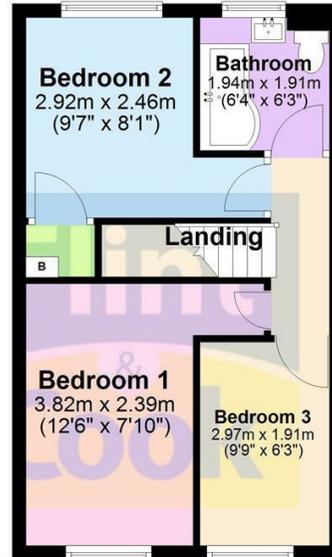
Ground Floor

Approx. 68.4 sq. metres (736.6 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

EPC Rating: D **Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(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

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