



**21 FROME PARK
BARTESTREE, HEREFORD HR1 4BF**

**£410,000
FREEHOLD**

Pleasantly situated in this popular village location, an impressive 4 bedroom detached house offering ideal family accommodation. The property, which is well presented throughout has the added benefit of gas central heating, double glazing, generously sized living accommodation, a private rear garden, detached double garage and we recommend an internal inspection.

**Flint
&
Cook**

21 FROME PARK

- Popular village location
- Impressive 4 bedroom detached house.
- 3 reception rooms, kitchen & utility
- Ensuite Shower and Dressing room
- Detached double garage
- Must be viewed



Reception Hall

With mat well, wood strip flooring, 2 radiators, double glazed window to the side with blind, under stairs, store cupboard, turning carpeted staircase to the first floor, central heating thermostat and door to the

Utility Room

With work surface sand space and plumbing below for a washing machine and tumble dryer, updated, wall mounted Worcester gas central heating boiler, partially double glazed door to the outside, large store cupboard and vinyl flooring.

Study

With radiator and double glazed window to the front aspect.

First Floor Landing

With fitted carpet, radiator, double glazed window to the front aspect with blind, access hatch to the loft space and door to

Bedroom 1

With laminate flooring, radiator, double glazed window to the rear, space for wardrobes and archway to the

Ensuite dressing room with a range of hanging rails and shelving, radiator, laminate flooring, double glazed window to the front aspect with blind and door to the

Ensuite bathroom with bath with shower over, low flush WC, vanity wash hand basin with storage below, mirror-fronted medicine cabinet and light over, radiator, laminate flooring, double glazed window,

Bedroom 2

With fitted carpet, radiator, built-in double wardrobe and double glazed window to the rear.

Lounge

An impressive light and airy room with wood strip flooring, 1 double and 1 single panel radiator, coved ceiling, range of lighting, large double glazed window to the front aspect with blind, feature fireplace with hearth, display mantle and electric pebble effect fire, UPVC double glazed sliding door to the rear patio and garden.

Dining Room

With radiator, wood strip flooring, decorative wall, double glazed window to the rear.

Kitchen

With a 1 1/2 bowl sink unit and mixer tap, ample wall and base cupboards, work surfaces with tiled splashbacks, double radiator, pull out pantry style cupboard, Belling range style cooker with 5 ring gas hob with glass splash back and cooker hood over, double glazed window overlooking the rear garden, space for upright fridge/freezer, feature flooring and door to the

Bedroom 3

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

Bedroom 4

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

Bathroom

With suite comprising panelled bath with shower unit over and glazed screen, low flush WC, pedestal wash-hand basin with tiled splash back, double radiator, double glazed window and extractor fan

Outside

To the front of the property there is an extensive brick driveway providing ample off-road parking facilities with a double driveway to the side providing further off-road parking which leads to the

Detached Double Garage.

With twin up and over doors, power and light points, ample storage space and personal door to the rear.

To the rear there is a good-sized brick paved patio area providing the perfect entertainment space with the remainder of the garden being low maintenance and all well enclosed by high-fencing for privacy. There is a a useful outside tap, side-access gate and external lighting.

Property Services

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

Outgoings

Council tax band 'E' - £3,102 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed east out of Hereford City on the A438 Ledbury road. After passing through Lugwardine continue through Bartestree, continue down the hill, turning right towards Frome Court and then first right in to Frome Park .

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

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

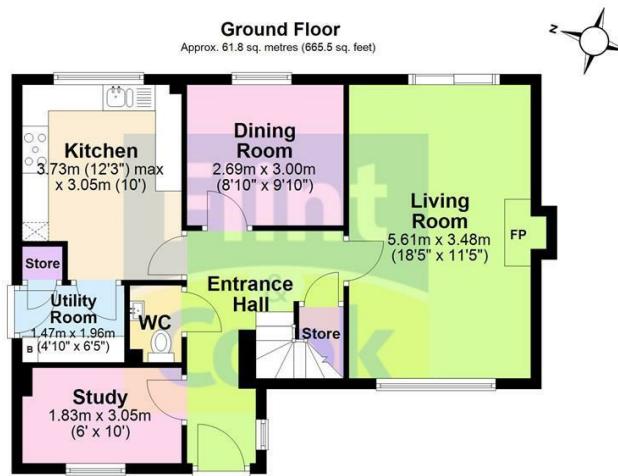
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering Regulations

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

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Total area: approx. 118.8 sq. metres (1279.0 sq. feet)

EPC Rating: C **Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	78
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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