



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



10 Hopton Close, Bartestree, Hereford, HR1 4DQ

'Situated in the sought after village location of Bartestree a well presented three bedroom detached family home with electric heating, double glazing, off road parking and enclosed rear garden'

£295,000 (Freehold)

10 Hopton Close, Bartestree, Hereford, HR1 4DQ

LOCATION

The property is located in the sought after village of Bartestree which is set to the north east of Hereford City. In the village is a range of amenities including local shop, public house, primary school and in the neighbouring village of Lugwardine is the popular secondary school of St Marys. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom, detached family home with electric heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, first floor landing with three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Side aspect double glazed panelled entrance door leading to the entrance hall with laminated flooring, stairs to the first floor, smoke alarm, door to the sitting room and dining room.

Sitting Room

4.5m (14'9) x 3.73m (12'3) (maximum)

With two front aspect double glazed windows, electric fire with decorative surround, wall mounted electric heater, coved ceiling and television point.



Dining Room

4.5m (14'9) x 2.87m (9'5)

With understairs storage cupboard, integrated fridge freezer, larder cupboard, work surface with tiled splash backs, base units under and wall units. Wall mounted electric heater, rear aspect double glazed patio door to the rear garden and access to the kitchen.

10 Hopton Close, Bartestree, Hereford, HR1 4DQ

Kitchen

2.01m (6'7") x 1.83m (6')

With rear and side aspect double glazed windows, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over and laminated flooring.



ON THE FIRST FLOOR:

Landing

With wall mounted electric heater and smoke alarm.

Bedroom 1

3.86m (12'8") (plus door recess) x 2.59m (8'6")

With front aspect double glazed window, built-in wardrobes with cupboards over the bed and coved ceiling.

Bedroom 2

2.9m (9'6") (to the wardrobes) x 2.46m (8'1") (plus door recess)

With rear aspect double glazed window, built-in wardrobes with sliding doors also containing the immersion heater and access hatch to loft space.



Bedroom 3

2.97m (9'9") x 1.88m (6'2")

With front aspect double glazed window.

10 Hopton Close, Bartestree, Hereford, HR1 4DQ

Bathroom

2.06m (6'9) x 1.96m (6'5)

With rear aspect double glazed window, panel enclosed bath with electric shower over, vanity wash hand basin, low flush wc, partially tiled wall surround and wall mounted electric heater.



OUTSIDE:

To the front of the property is a gravel driveway giving access to the CAR PORT and GARAGE (15'2 X 7'7) with up and over door, power and lighting, plumbing and space for washing machine, rear aspect double glazed window and double glazed personal door to the rear garden.

To the immediate rear of the property is a patio area with path leading to a lawned garden with various shrub borders and further patio area. The property also has the added benefit of a storage shed and is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

10 Hopton Close, Bartestree, Hereford, HR1 4DQ

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Ledbury Road. Continue out of Hereford and into the village of Lugwardine continuing through the village until reaching Bartestree. On reaching the village of Bartestree continue along the road and turn left into Wilcroft Park. Continue along Wilcroft Park and take the second turning right into Hopton Close. Continue to the T-junction and turn left where the property is located on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

28th January 2025

ID39841

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

10 Hopton Close, Bartestree, Hereford, HR1 4DQ

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

