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### **5 Village Way, Bartestree, Hereford, HR1 4FH**

*'Situated to the north east of Hereford City in the popular village location of Bartestree a well presented, three bedroom detached family home with gas central heating, double glazing, upvc conservatory, off road parking, garage and enclosed rear garden'*

**£375,000 (Freehold)**

## 5 Village Way, Bartestree, Hereford, HR1 4FH

### LOCATION

The property is located in the popular village of Bartestree which is set to the north east of Hereford City. In the area are a range of amenities including public house, village shop, primary school and 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 well presented, three bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory, first floor landing with access to three bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

##### Entrance Hall

With panelled radiator, storage cupboard, stairs to the first floor, under-stairs storage cupboard, tiled flooring, smoke alarm, thermostat for central heating, door to the cloakroom, kitchen/dining room and sitting room.

##### Sitting Room

4.04m (13'3) x 3.48m (11'5)

With front aspect double glazed window, panelled radiator and television point.



##### Cloakroom

With low flush wc, panelled radiator, wash hand basin with tiled splash back, extractor fan, inset spot lights and tiled flooring.





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### Kitchen/Dining Room

5.56m (18'3) x 3.58m (11'9)

With rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, splash backs, base units under with matching wall units, further base units have a work surface which is also used as a breakfast bar, integrated electric double oven, gas hob with cooker hood over, plumbing and space for washing machine, integrated dishwasher, larder cupboard, storage cupboard, space for dining table, panelled radiator, tiled flooring and rear aspect double glazed French doors to the conservatory.



### Conservatory

4.01m (13'2) (maximum) x 3.56m (11'8) (maximum)

Of Upvc construction with fitted blinds to some windows, air conditioning unit, tiled flooring, under floor heating and double glazed French doors giving access to the rear garden.



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### ON THE FIRST FLOOR:

#### Landing

With cupboard housing the gas central heating boiler, access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

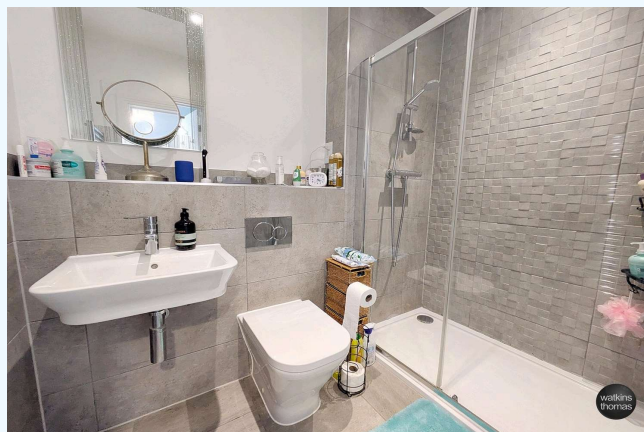
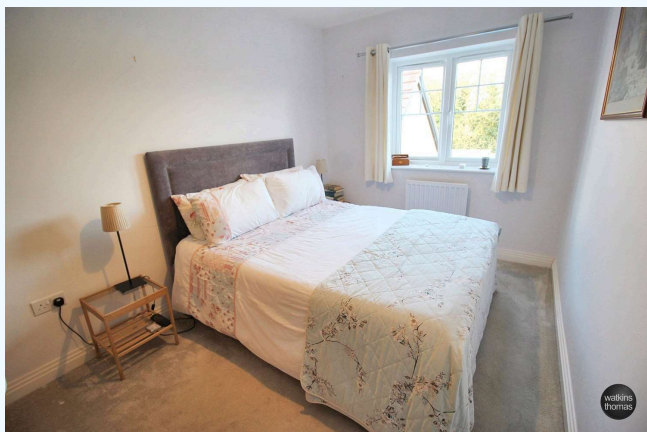
#### Bedroom 1

3.05m (10'0) (minimum plus door recess) x 2.95m (9'8)

With rear aspect double glazed window, panelled radiator, built-in wardrobe with sliding doors and door to en-suite shower room.

#### En-Suite Shower Room

With double shower cubicle having glass screen, thermostatically controlled shower, low flush wc, wash hand basin, extractor fan, heated towel rail, partially tiled wall surround, inset spot lights and tiled flooring.



#### Bedroom 2

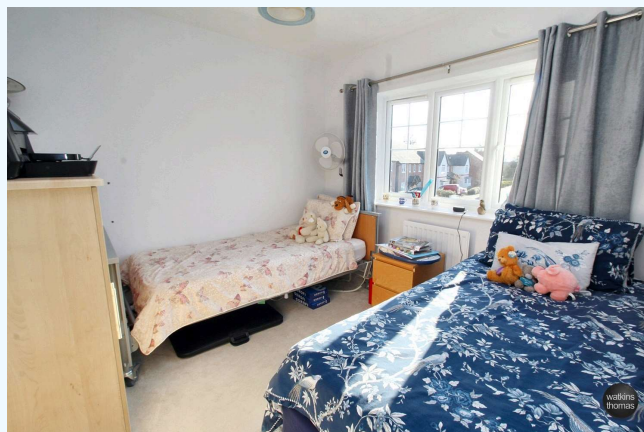
3.94m (12'11) x 2.51m (8'3)

With rear aspect double glazed window and panelled radiator.

#### Bedroom 3

2.95m (9'8) x 3.66m (12') (maximum)

With front aspect double glazed window and panelled radiator.





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### Bathroom

2.51m (8'3) x 1.68m (5'6)

With front aspect double glazed window, fitted blind, suite comprising panel enclosed bath with mixer tap and shower over, low flush wc, vanity wash hand basin, heated towel rail, extractor fan, inset spot lights, partially tiled wall surround, shaver point and tiled flooring.



### OUTSIDE:

To the front of the property is a lawn garden with shrub border. A path gives access to the front door and to the side of the path is a tarmacadam driveway giving access to the GARAGE (19'11 x 10') with up and over door, power, lighting and side aspect double glazed upvc door to the garden.

To the immediate rear of the property is a patio area with steps leading to the main garden which is laid to slate with a seating area, raised shrub border and vegetable plot. The garden is enclosed by fencing and walling to provide a degree of privacy with a side gate giving access to the driveway.



### 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, gas, 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.

### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along Ledbury Road, continue through the village of Lugwardine and into the village of Bartestree. Pass the turning to the village hall on the right hand side and take the next right into Village Way where the property is located on the left hand side.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

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24th March 2025  
ID40291

### 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	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.

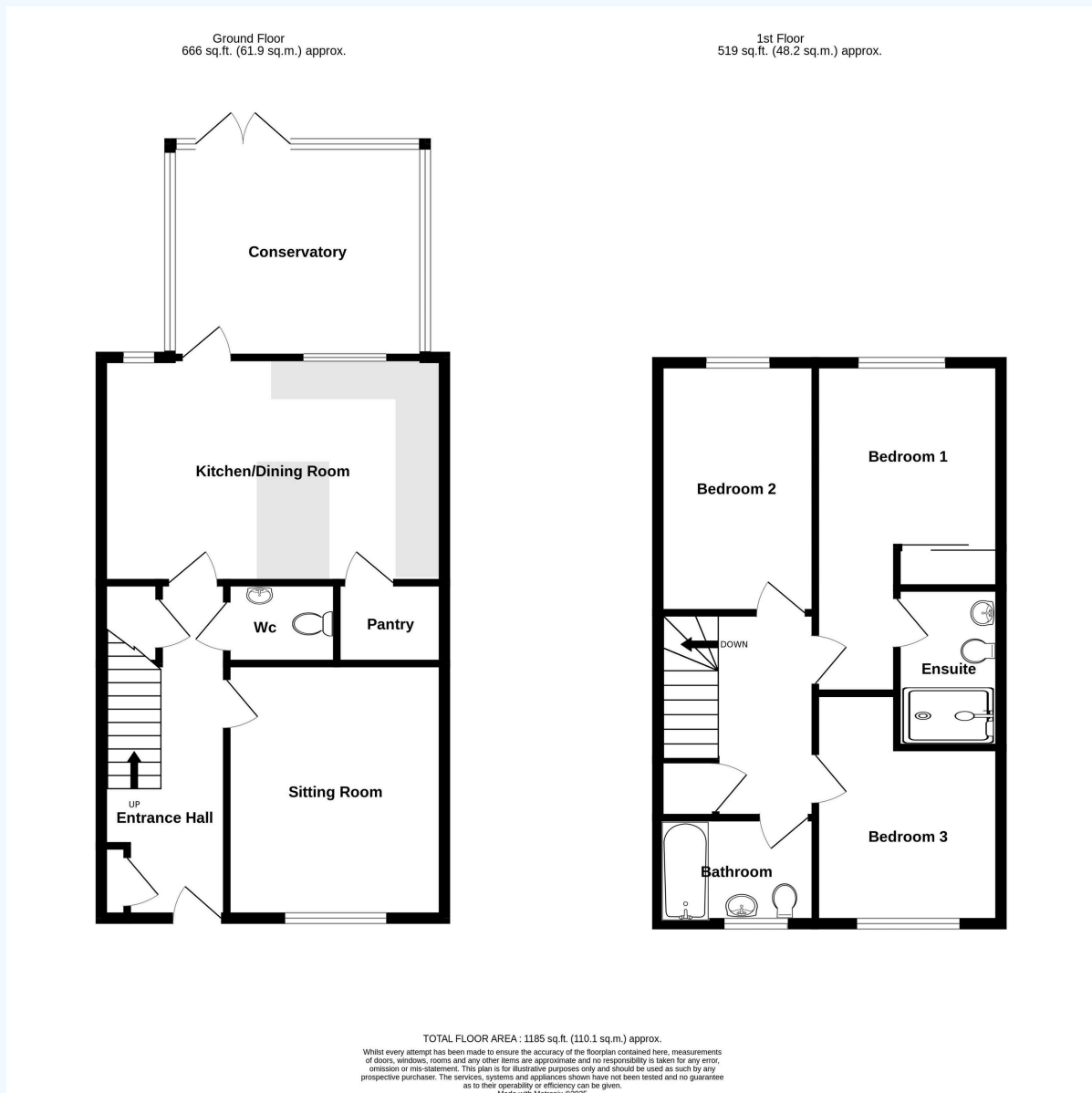
For properties in England and Wales:

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

## 5 Village Way, Bartestree, Hereford, HR1 4FH

### 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.



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