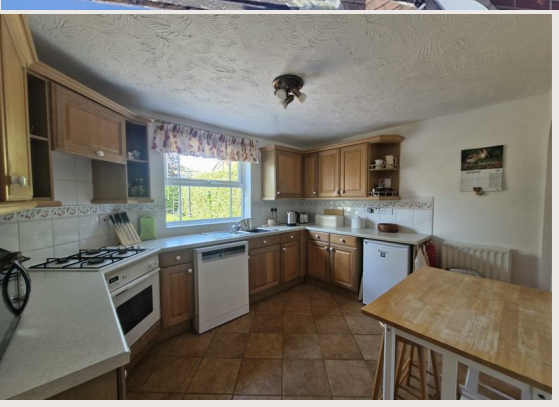
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

3, St. James Close, Hereford, HR1 4AY

Price £400,000

















3 St. James Close
Hereford

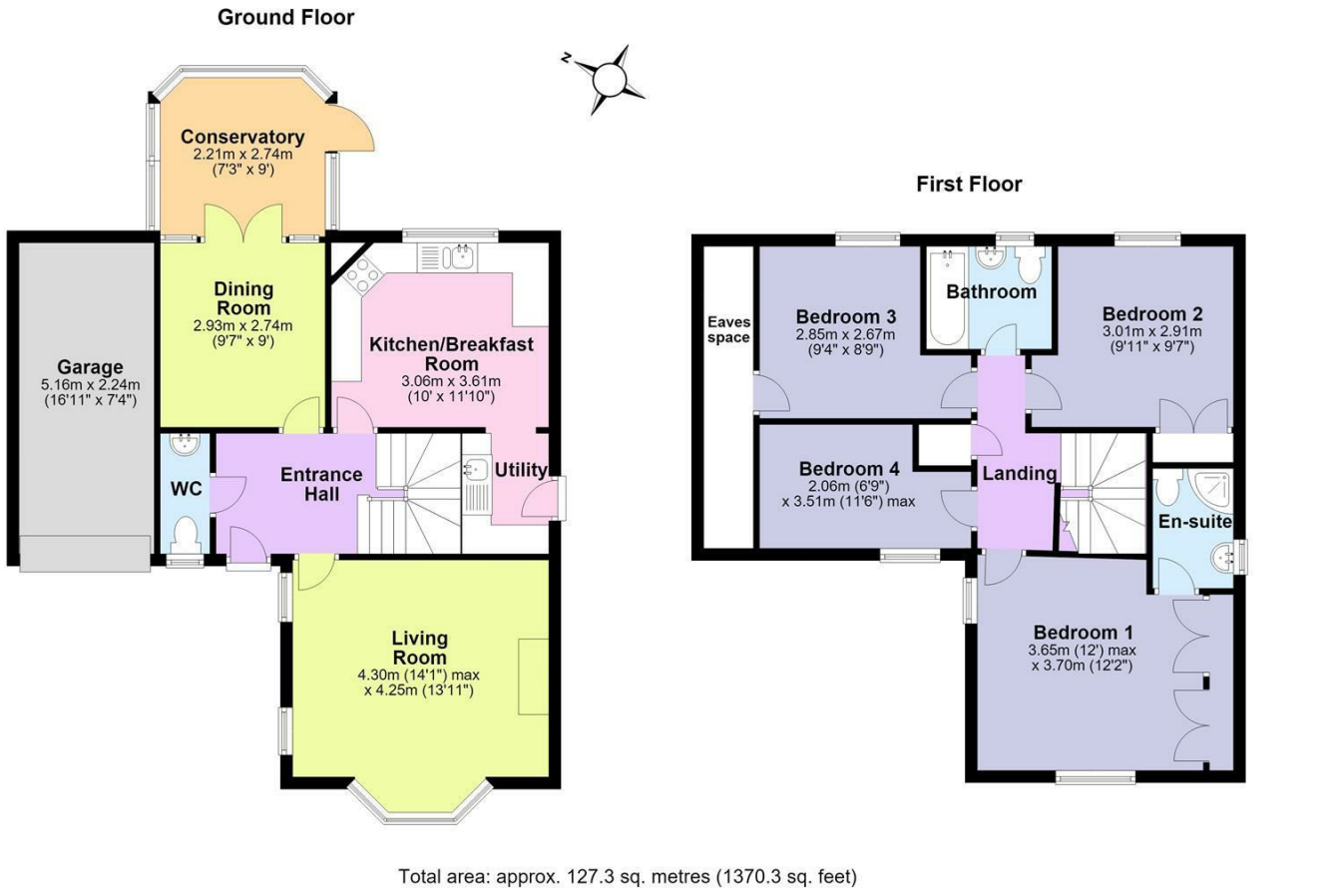
A well presented, spacious, four bedroom detached home which would be ideal for family living. The gas centrally heated accommodation boasts a kitchen/breakfast room, separate living room and dining room as well as a conservatory, utility room and downstairs WC. Further benefits include ample driveway parking, integral garage and private enclosed rear garden.
This property is situated within a small cul-de-sac in the heart of the popular village of Bartestree with local amenities close by including shop, chip shop and regular bus service.

VIEWING HIGHLY RECOMMENDED - CALL 01432-266007 TO ARRANGE

- Detached family home
- Four bedrooms
- En-suite to master
- Kitchen/breakfast Room
- Living room & dining room
- Conservatory
- Utility room & WC
- Garage & driveway parking
- Enclosed rear gardens
- Well presented throughout

Material Information
Price £400,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: (null)
For more material information visit www.cobbamos.com

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living room 14' 1" max x 13'11"
Dining room 9'7" x 9'
Kitchen 11'10 x 10'
Conservatory 9' 5" x 7' 3"
Bedroom 1 12' max x 12 '2"
Bedroom 2 9' 11" x 9' 7"
Bedroom 3 9' 4" x 8' 9"
Bedroom 4 6'9" x 11'6" max

Property description
The entrance hall has tiled flooring and gives access to the cloakroom, dining room, living room, kitchen/breakfast room and understairs storage cupboard. The kitchen/breakfast room has a double glazed window to the rear, a range of wall and base units, tiled flooring, integrated oven and hob, space for fridge and dish washer and has a stainless steel 1 1/2 bowl sink. The utility has base units, Worcester boiler, space for a washing machine, and double glazed door giving side access into the garden. The living room has a large double glazed bay window to the front and two windows to the side, a gas fire with surround, mantel and hearth. The dining room has wooden double glazed french doors leading to the conservatory which is fully double glazed and has a door to the garden. The cloakroom has a two piece white suite, tiled flooring and part tiled wall.
On the first floor bedroom one has built in wardrobes and an en-suite comprising of a three piece white suite, bedroom two has built in wardrobe, bedroom three has access to eaves storage, bedroom 4 has a window to the front. The family bathroom has a three piece white suite.

Gardens & Parking
The property is accessed via shared tarmac drive that leads to off road parking and gives access to the garage. The front garden is laid to lawn with bushes interspersed and gives access to the rear. The rear garden is mainly laid to lawn and has a patio leading from the conservatory and a seating area also to the rear, pedestrian access to the garage and side access through a gate to the front.

Services
All mains services are connected

Location
Located in the popular village of Bartestree, just four miles east of the Cathedral City of Hereford. Bartestree and the adjoining village of Lugwardine have a good range of amenities between them including primary school, hairdressers, general stores, church, village hall and playing fields, secondary school and bus service to both Hereford and Ledbury with its M50 motorway connection. It is also in the Bishop of Hereford's Bluecoat School catchment area.

Broadband
Broadband Download Upload Availability
Standard 1 Mbps 1 Mbps Good
Superfast NA NA Unlikely
Ultrafast 900 Mbps 110 Mbps Good
Networks in your area - FibreNest

Mobile Phone Coverage
Please check https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money laundering
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
Head out of the city on the Ledbury Road (A438), continue through the village of Lugwardine, on entering the village of Bartestree continue past Bartestree stores and turn left into St James Close. Turn immediately left and the property can be found on the right hand side.



