



35 Barneby Avenue, Bartestree, Hereford, HR1 4DH

Asking Price £270,000



35 Barneby Avenue, Bartestree, Hereford,  
HR1 4DH

NO CHAIN

Trivett Hicks is pleased to offer this three bedroom semi detached residence situated in this popular development within the village of Bartestree. Bartestree a highly desirable area due to its links to Hereford and its catchment for the excellent schools in the area, being approximately 7 km east of Hereford city on the A438. The village offers a village hall, football and cricket teams for all ages, shop, pub, take away and hairdressers. It also has an Ofsted rated outstanding secondary school, good primary school and nursery school. There are good public transport links into the city centre.

The property would benefit from some improvement, the accommodation offers in more detail, entrance hall, living room, fitted kitchen, dining room all to the ground floor. To the first floor three bedrooms and a family bathroom with electric shower. Outside to the front driveway providing off road parking for two cars. From driveway pedestrian gate gives access to the private rear garden which has hardstanding area and lawn. The whole of the rear garden is enclosed by wooden panelled fencing.

#### FULL DETAILS

##### ENTRANCE HALL

Stairs to the first floor, double glazed obscure door, door to:

##### DINING ROOM 9'6" x 7'10" (2.91m x 2.41m )

Radiator, power points, double glazed double doors to the rear garden, door to:

##### FITTED KITCHEN 12'9" x 6'7" (3.91m x 2.03m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, extractor fan, plumbing for automatic washing machine, space for cooker, double glazed window to the rear aspect, radiator, vinyl flooring, power points and under-stairs storage cupboard.

##### LIVING ROOM 14'9" x 12'2" (4.52m x 3.73m )

Double glazed windows to the front and side aspect, radiator, TV point and power points.

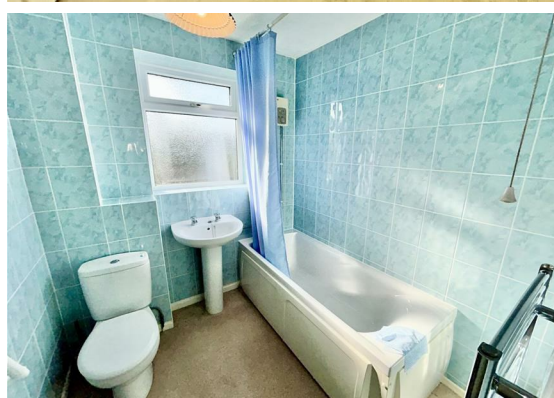
##### Stairs From The Entrance Hall Lead To Landing

##### LANDING

Storage cupboard, power point, access to the roof space, door to:

##### MASTER BEDROOM 12'6" x 8'1" (3.82m x 2.47m )

Double glazed window to the front aspect, power points and radiator.





**BEDROOM 2 9'10" x 7'10" (3.00m x 2.40m )**  
Double glazed window to the rear aspect, radiator, cupboard housing Worcester gas boiler supplying the gas central heating and hot water, power points, door to:

**BEDROOM 3 9'8" x 6'4" (2.96m x 1.94m )**  
Double glazed window to the front aspect, radiator and power points.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with fitted electric shower over, pedestal wash hand basin, fully tiled walls, low-level WC, heated towel rail, shaver point and light, obscure double glazed window to the rear aspect.

**OUTSIDE**  
The property is approached by driveway providing off road parking for two cars. To the left of the driveway, front garden being mainly laid to lawn. Gate from far end of driveway, gives access to the rear garden again being laid to lawn with hardstanding immediately to the rear of the property with brick wall dividing. The whole of the rear is enclosed by wooden panelled fencing and brick wall.

**DIRECTIONS**  
Leave Hereford on the A438 Ledbury Road and proceed through Lugwardine until reaching the village of Bartestree. Continue through Bartestree, then take the left turn signposted Wilcroft Park. Then take your second left turn into Barneby Avenue and the property will be found after a short distance on the left hand side.

**COUNCIL TAX**  
Band C £2058.16 2024/2025 (A reduction may be applicable for single occupancy).

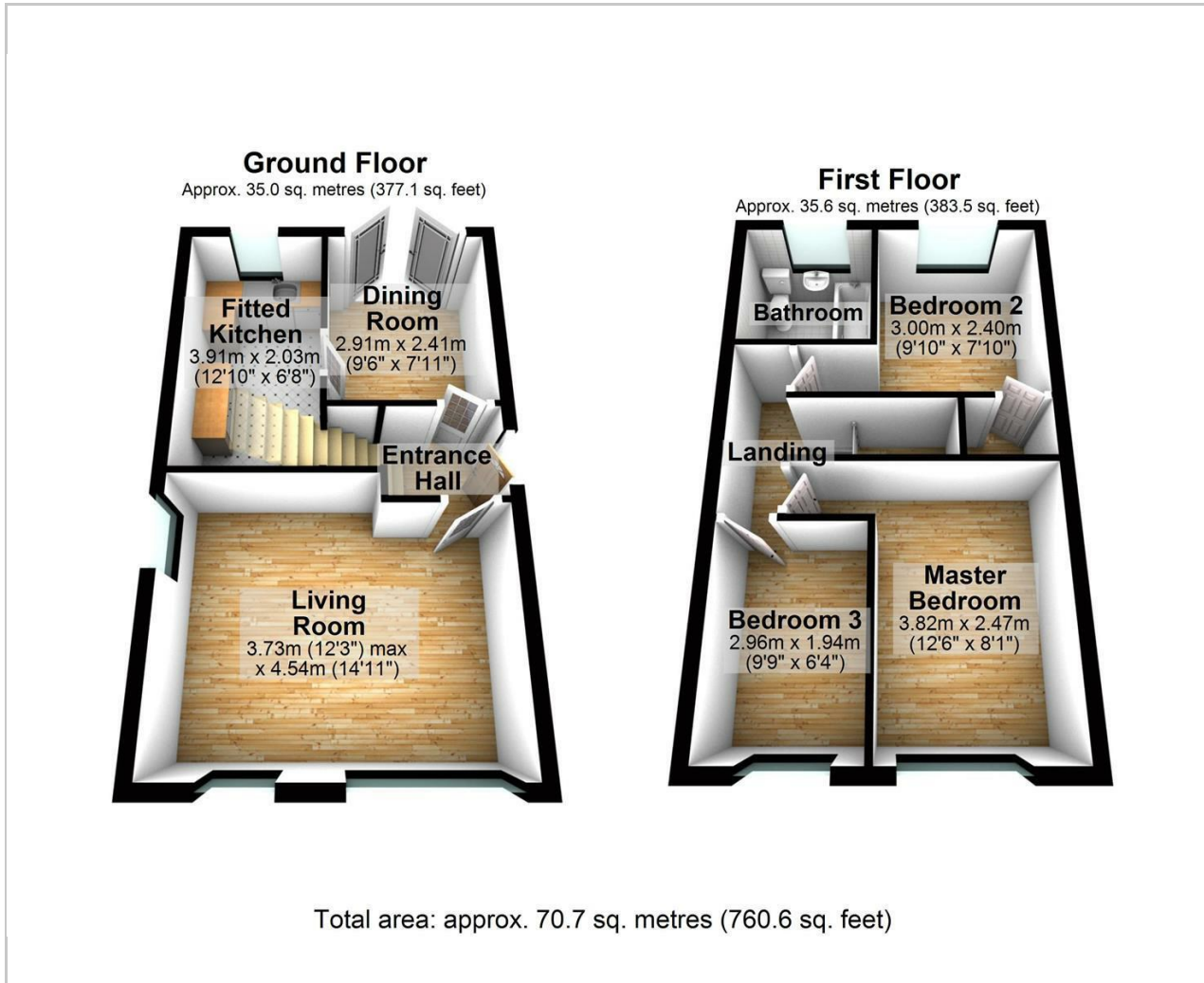
**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**LOCAL AUTHORITY**  
Herefordshire Council Tel: 01432 260000.

**TENURE**  
Freehold

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

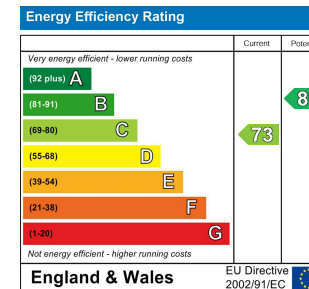
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
T 01432 274300  
E hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY