



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)
 This plan is for illustrative purposes only
 Plan produced using PlanUp.



Draft Sales Particulars – Subject to vendors approval



16 Rowberry Street Bromyard HR7 4DT

£75,000

- Spacious 2/3 bedroom flat
- Town centre location
- Wealth of character
- In need of refurbishment
- Oil central heating
- Versatile accommodation

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This spacious flat is situated off Rowberry Street in the heart of the historic town of Bromyard, which offers a range of shopping, schooling and recreational amenities. Bromyard is also well placed for access to the Cathedral Cities of Hereford and Worcester (15 miles), and the Market Towns of Ledbury, Leominster and Tenbury Wells (12 miles).

The property has oil-fired central heating, the majority of the windows are double-glazed, and there are 2 main bedrooms, a spacious sitting room with woodburning stove, a store/possible bedroom 3, and a large bathroom.

The flat, which would benefit from a degree of refurbishment and updating. has a wealth of character and is more particularly described as follows: -

Ground floor

The property is approached from Rowberry Street over a concreted and paved pathway, with a flight of narrow steps leading to the

First floor

Entrance hall

Approached through uPVC door and open through to the kitchen, wood-effect floor covering, double-glazed window to side, door to

Bathroom

White suite comprising panelled bath with tiled surround and mains shower fitment over, pedestal wash basin with tiled splashback, and low flush WC, wood panelled walls and ceiling, airing cupboard with louvered doors housing the hot water cylinder. radiator, double-glazed window, electric towel rail, floor covering.

Kitchen

Base units with worksurfaces, stainless steel sink with mixer tap and tiled splashback, electric hob with tiled splashback and double oven below, radiator, window to either side, exposed beams and wall timbers, floor covering, access hatch to loft space.

Inner hallway

2 radiators, electric fuse-boards, staircase to second floor.

Bedroom

Single-glazed window to side, original fireplace, exposed beams, radiator, 2 uplighters, carpet.

Store room/possible bedroom

Radiator, carpet, useful understairs storage cupboard with light. N.B. this room has no window.



Sitting room

Carpet, exposed ceiling beams, feature brick fireplace with tiled hearth and fitted woodburning stove, double-glazed window to front.

Second floor

Landing

Door to

Bedroom

Double-glazed window, carpet, built-in double storage cupboard with shelf and hanging rail, radiator.

Outside

The property is accessed through a brick and stone lobby and pathway leading to the property. There is a slightly raised terraced area with oil storage tank. External oil-fired central heating boiler.

General information

Services

Mains water, electricity and drainage are connected. Oil-fired central heating (external boiler).

Outgoings

Council tax band A - payable 2023/24 £1541.96
Water and drainage - rates are payable

Tenure & possession

Leasehold 125 years from 12/2015, 117 years remaining. Ground rent (currently £250 per annum increasing to £500 per annum in 2040) – vacant possession on completion.

Directions

From our office in High Street, go through Leopard Alley (by the side of the Queen’s Arms) into Rowberry Street. Turn right and the property entrance will be found on the right-hand side.



Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Bromyard (01885) 488166.

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

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