

FOR
SALE



123 Old Road, Bromyard, Herefordshire HR7 4AX

£222,500 - Freehold

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PROPERTY SUMMARY

This attractive two bedroom Victorian Town House is situated in the middle of a terrace of three in a popular, well established residential area about 1/2 a mile from the town centre.

The cottage is built of brick under a slate roof, and has been modernised and updated, retaining period features including sash windows, and ledged and braced doors. The property has gas central heating, a pretty cottage garden and a separate garage and parking close by.

POINTS OF INTEREST

- *Attractive Victorian Town House*
- *2 double bedrooms*
- *Period features*
- *Enclosed rear garden*
- *Garage and off road parking*
- *Idea investment/first time buyer*



ROOM DESCRIPTIONS

Ground floor

Attractive exposed chimney breast with fireplace housing woodburning stove on a tiled hearth, carpet, sash window to the front, staircase to first floor, with useful understairs storage cupboard, radiator, door to

Breakfast - kitchen

Range of base and wall units, with wooden work surfaces and tiled splashbacks, Belfast sink unit, plumbing for washing machine, cupboard housing Worcester gas fired combi boiler providing central heating and instant hot water, integrated electric oven with ceramic hob and extractor hood, radiator, 2 windows to the rear and stable door to rear garden.

First floor

Landing
Carpet (also fitted to staircase), and trap to roof storage space.

Bedroom 1

2 sash windows to front, ornate Victorian cast iron fireplace, exposed boarded floor, radiator, built in storage cupboard, telephone extension point.

Bedroom 2

Carpet, radiator, window to rear with outlook towards the Bromyard Downs.

Bathroom

Oak flooring and white suite comprising bath with tiled surround and overhead mains shower fitment, pedestal wash hand basin and low flush WC, window to rear, chrome effect ladder style towel rail/radiator.

Outside

To the front of the property is a small garden enclosed by hedging and low brick wall with iron gate, and pathway to front door. There is a single garage with up and over door, and driveway providing additional off road parking.

To the rear is an attractive garden enclosed by hedging and providing considerable privacy. There is a lawn intersected by a path to the rear, where there is pedestrian access to the garage. the garden includes a number of mature shrubs and bushes and immediately to the rear of the property is a paved patio area.

Services

Mains water, electricity, drainage and gas are connected. Gas fired central heating.

Outgoings

Council tax band B - payable 2024/25 £1886.82.

Water and drainage - rates are payable.

Directions

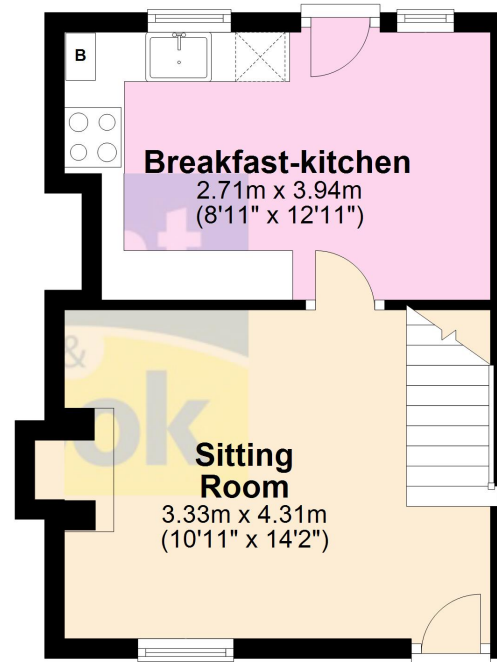
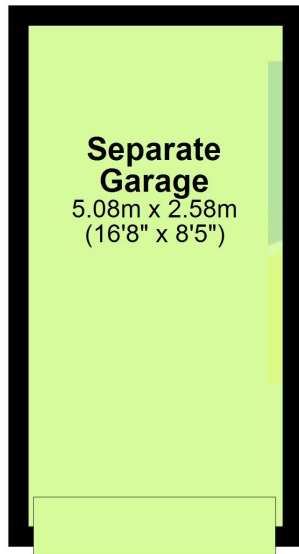
From High Street in the town centre, turn left at the T junction into Cruxwell Street, which continues to Old Road. Number 123 will be found on the left hand side after approximately 1/2 mile, opposite the entrance to Lower Thorn.

Money laundering regulations

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

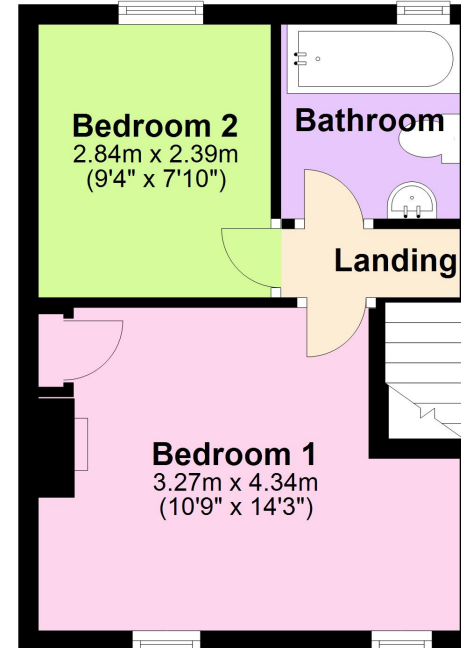
Ground Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Total area: approx. 51.2 sq. metres (550.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC