

FOR  
SALE



4 Clover Court, Bromyard, Herefordshire HR7 4BJ

£207,500 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 [bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)

## PROPERTY SUMMARY

This end-terraced property is located in a quiet cul-de-sac off Clover Terrace in a mature and popular residential area in the historic town of Bromyard. A wide range of everyday amenities including shops, schooling and recreational facilities and are close by and the cities of Hereford and Worcester (15 miles) are also easily accessible.

The property has gas-fired central heating, double-glazing and well-planned accommodation ideal for family or retirement, together with easily manageable front and rear gardens, and off-road parking.

## POINTS OF INTEREST

- *Modern end terraced house*
- *2 reception rooms, 3 bedrooms*
- *Mature residential locality*
- *Easy reach of amenities*
- *Gas central heating, double glazing*
- *Off-road parking*
- *Attractive courtyard-style garden*
- *Viewing recommended*



## ROOM DESCRIPTIONS

### Canopy porch

Door to

### Entrance porch/utility area

Tile-effect floor covering, windows to front, space and plumbing for washing machine and tumble drier, useful coat hooks, sliding patio door to the

### Dining room

Laminate floor covering, dado rail, radiator, understairs store cupboard, door to living room and square arch to the

### Kitchen

Range of base and wall units with worksurfaces, part-tiled wall surrounds, stainless steel sink unit with mixer tap, space for free-standing cooker with extractor above, window to front, wall mounted Worcester gas-fired central heating boiler, laminate floor covering.

### Living room

Coved ceiling cornice, dado rail, laminate floor covering, 2 radiators, TV display recess, ceiling light/fan, sliding patio door to rear, door to

### Inner hallway

Window to rear, laminate floor covering, staircase to first floor and door to

### Downstairs cloakroom

Low flush WC, wash hand basin, radiator, window, laminate floor covering.

### First floor landing

Carpet, access hatch with loftladder to part-boarded roof space with light.

### Bedroom 1

Laminate floor covering, radiator, window to rear.

### Bedroom 2

Laminate floor covering, radiator, window to front.

### Bedroom 3

Carpet, radiator, window to front.

### Bathroom

White suite comprising bath, mains shower fitment over with overhead and hand-held attachments and shower screen, low flush WC and wash basin, fully tiled walls, tiled floor, heated towel rail/radiator, extractor, window, cupboard housing the hot water cylinder with electric immersion heater and slatted shelving.

### Outside

The property is approached through a wooden arbour and there is an attractive gravelled courtyard with well-stocked, raised flowerbeds, a small area of artificial grass and pathway to the front door.

The path continues to the side of the property to the rear garden, which is fully enclosed with high fencing for privacy, with artificial lawn and providing an ideal space for entertaining. Outside lights and water taps.

There is ample parking in the communal parking area close by.

### 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.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, 01885 488166.

### Directions

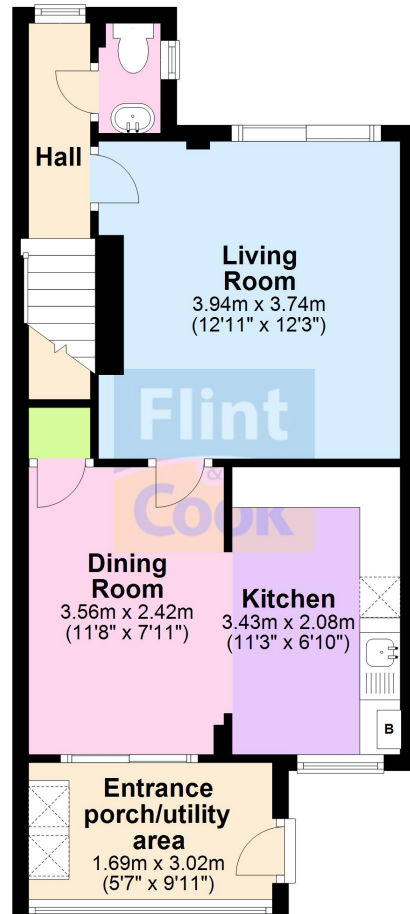
From High Street in Bromyard town centre turn left at the T-junction into Cruxwell Street, which continues into Old Road. Take the 1st turning left into Clover Road, 1st left again into Clover Terrace and then left again into Clover Court.

### Money laundering regulations

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

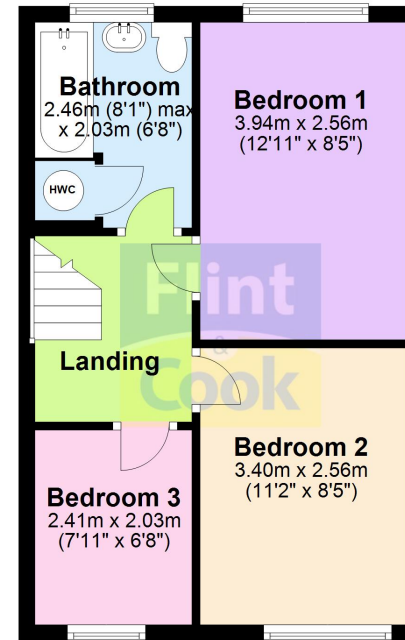
### Ground Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



Total area: approx. 77.4 sq. metres (833.6 sq. feet)

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

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