

FOR
SALE



16 Hatton Park, Bromyard, Herefordshire HR7 4EY

£245,000 - Freehold

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PROPERTY SUMMARY

An older semi-detached property towards the end of a cul-de-sac in a mature locality about 1/2 mile from the town centre.

The 3 bedroom accommodation is in need of some updating but has excellent potential to provide an ideal family home with off-road parking, garage, central heating, double-glazing and garden to front and rear.

Viewing highly recommended.

POINTS OF INTEREST

- *Older semi-detached house*
- *Mature locality on town outskirts*
- *3 bedrooms, family bathroom*
- *Outlook towards the Malvern hills*
- *Gas central heating, double glazing*
- *Garage and ample parking*
- *In need of some updating*
- *Excellent potential*



ROOM DESCRIPTIONS

Entrance hall

Staircase to first floor, central heating control, door to

Sitting room

Pebble-effect gas fire, radiator, large picture window to front with lovely outlook towards the Malvern Hills, understairs storage cupboard, door to

Kitchen

Range of wall and base units, worksurfaces and tiled splashbacks, sink unit with mixer tap, space with plumbing for washing machine, integrated electric oven with ceramic hob and overhead extractor, tiled floor, 2 windows to rear, useful understairs storage cupboard with meter and fusebox, door to

Integral garage

Up-and-over door, light, power, Worcester gas-fired combination boiler. There is a door to the rear garden and door to the

Cloakroom

Low flush WC, radiator, tiled floor, window.

First floor Landing

Carpet, access to loft space.

Bedroom 1

Large window to front with far-reaching views, radiator, original fireplace, window.

Bedroom 2

Window to rear, radiator.

Inner landing/bedroom 3

Window to rear, radiator, access through to

Bathroom

Fully tiled walls, radiator, bath with mains shower fitment over, low flush WC, wash hand basin, bathroom cabinet, window, tiled floor.

Bedroom 4

Radiator, large window to front with lovely outlook.

Outside

To the front is a tarmac drive providing parking for at least 2 vehicles, with lawn to one side and gravelled border with mature shrubs to the other, and access via a path to the rear.

Immediately to the rear is a concreted patio area with step to the lawn and pathway to the block-built shed with light and power.

To the rear is a gravelled area and the garden is enclosed by fencing.

Services

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

Outgoings

Council tax band C, payable 2023/24 £2055.96.

Water and drainage - metered supply.

Money laundering regulations

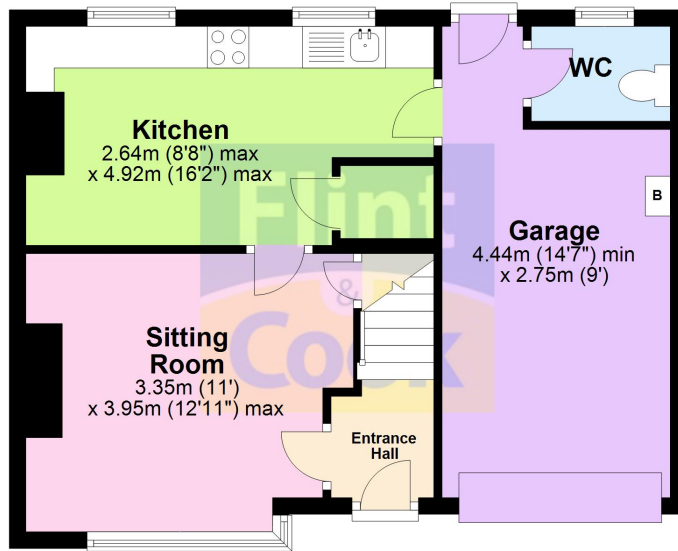
Prospective purchasers will be asked to provide identification and proof of funds at the time of making an offer.

Directions

What3Words: [sunggled.exits.treatable](https://www.what3words.com/sunggled.exits.treatable)

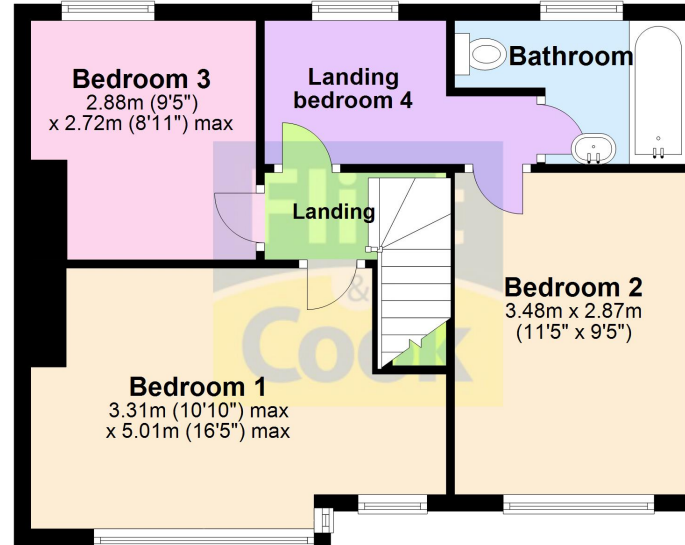
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 91.3 sq. metres (983.2 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	
(81-91)	B	82
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		