

FOR  
SALE



29 Bramley Orchards, Bromyard, Herefordshire HR7 4UT

OIEO £350,000 - Freehold

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## PROPERTY SUMMARY

This excellent modern semi-detached house is pleasantly located at the end of a cul-de-sac on a popular development just a short distance from the town centre of the popular market town of Bromyard, which is well placed for access to both the cathedral cities of Worcester (12 miles and the M5 motorway link) and Hereford (14 miles).

Bromyard is a thriving market town with a range of local shops, public houses, doctors surgery, dentist, churches, restaurants, a leisure centre, theatre, primary and secondary schools and a range of sports clubs (rugby, cricket, football etc.)

The original house was constructed in the early 2000s and has been substantially extended (almost doubled in size) and provides fantastic family accommodation with 5 bedrooms (1 ensuite), a conservatory, excellent parking and an attractive garden.

## POINTS OF INTEREST

- *Extended semi-detached house*
- *Popular residential location*
- *5 bedrooms, 1 en-suite*
- *An ideal family home*
- *Parking for at least 8 vehicles*
- *Attractive garden*



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed from a canopied porch, the hall has a radiator and a downstairs cloakroom.

### Cloakroom

With wash hand basin, WC, radiator, window, electric fuseboard.

### Lounge

With laminate flooring, three radiators, under stairs storage cupboard, a window to the front, window, patio doors to the conservatory and staircase leading up to the first floor.

### Conservatory

With radiator, laminate flooring and double doors onto the rear patio.

### Kitchen/Dining Room

Which is fitted with a range of contemporary style white high gloss units with granite work tops and tiled splashbacks, sink unit, electric double oven, halogen hob and extractor hood, plumbing for a washing machine, built in dishwasher, tiled floor, breakfast bar with granite top, wall mounted gas central heating boiler, windows to front and rear.

### First Floor Landing

With a hatch to the roof space and a storage cupboard.

### Bedroom 3

With a radiator and window to the rear.

### Bedroom 4

With a radiator and a window to the front.

### Bedroom 5

With a radiator and a window to the front.

### Bathroom

With bath and mixer tap, wash hand basin with a cupboard under, WC, tiled floor, radiator, extractor fan and window.

### Inner Landing

With hatch to the roof space.

### Bedroom 1

With fitted wardrobes, radiator, window to the rear and ensuite.

### Ensuite Shower Room

With a tiled shower cubicle and mains fitment, wash hand basin, WC, ladder style radiator, extractor fan.

### Bedroom 2

Has a radiator and window to the front.

### Outside

To the front of the property there is a large open plan parking area with space for a minimum of eight vehicles, there is an outside water tap. Side access leads to a good sized rear garden which is enclosed by wood border fencing for privacy and which has been landscaped with a large paved patio, retaining sleepers and steps to the lawn, there are numerous ornamental shrubs, outside lights and a power socket.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band B - £1,886.82 payable 2024/2025  
Water and drainage - rates are payable.

### Viewings

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

### Directions

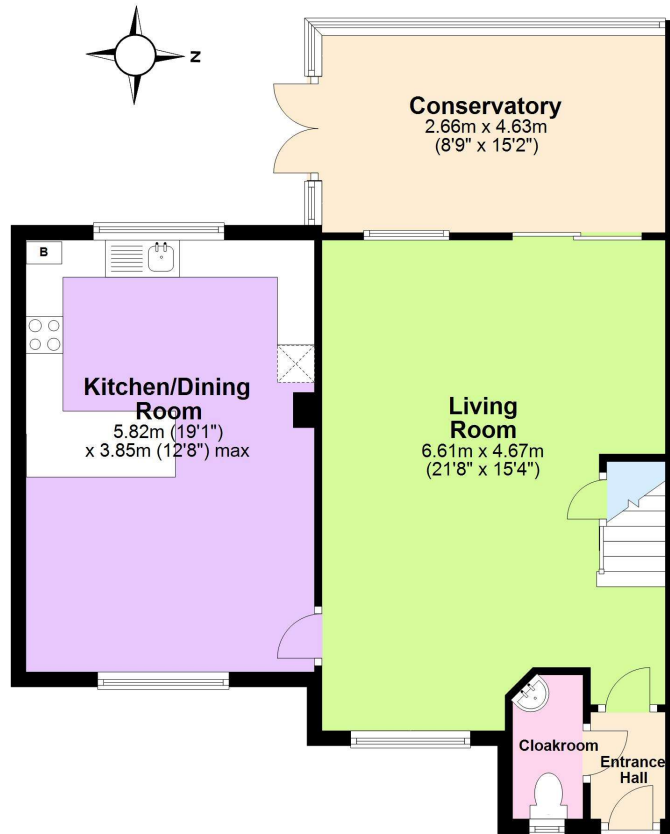
From Bromyard centre proceed on the B4214 towards Tenbury Wells, take the second left into Winslow Road then the fourth right into Bramley Orchards. At the green bear left and then take the first left, follow the road to the end then bear right and the property is the end house immediately on the left hand side as indicated by the agents sale board.

### Money Laundering Regulations

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

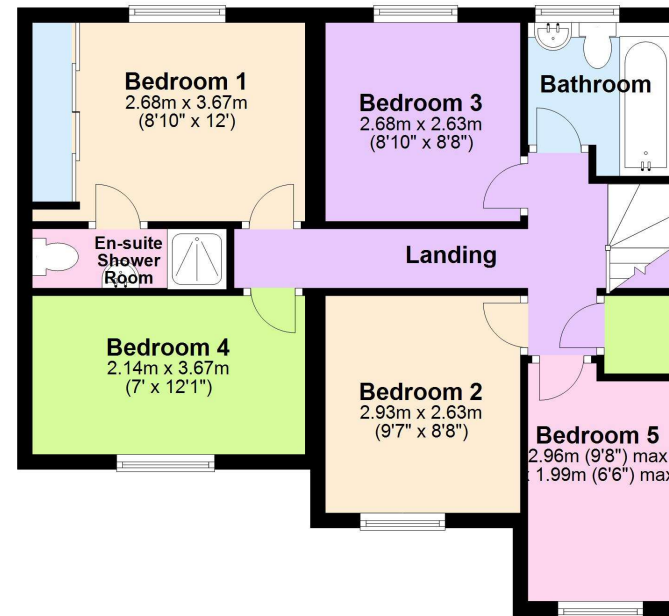
### Ground Floor

Approx. 68.8 sq. metres (740.8 sq. feet)



### First Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

## 29 Bramley Orchards, Bromyard

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			