

FOR
SALE



30 Clover Terrace, Bromyard, Herefordshire HR7 4AW

£199,500 - Freehold

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PROPERTY SUMMARY

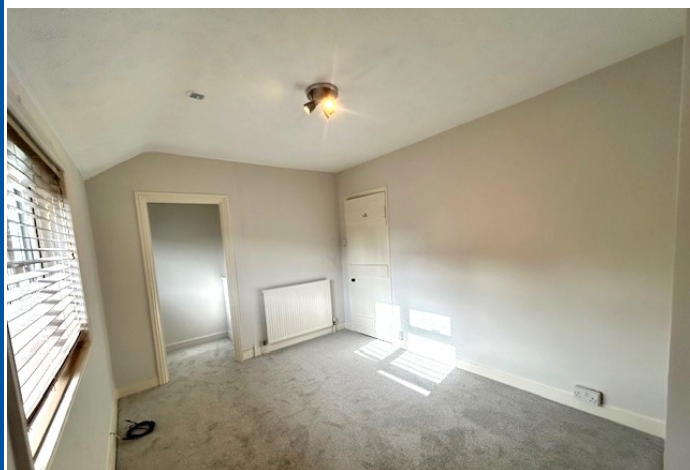
This well presented mid terraced house is in a popular location on the town outskirts, about 0.75 miles from the centre of the historic town of Bromyard.

The town offers a good range of amenities including independent shops, sports clubs, the Conquest Theatre, pubs, restaurants and lovely Countryside walks. Bromyard is well placed for access to Hereford and Worcester (15 miles) and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles approx).

This property has the added benefit of double glazing and gas central heating, a long rear garden, and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 bedroom mid-terraced house*
- *Large garden to rear*
- *Double Glazing & Central Heating*
- *Popular residential area*
- *Well presented throughout*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance Hall

Accessed through a PVC double glazed front door with obscure glass pane, with carpeted stairway to the first floor, tiled floor, smoke alarm, wooden cupboard housing the electric meter, and door to

Living Room

With wood effect flooring, double glazed window the the front aspect, TV aerial point, radiator, and door to

Kitchen

With a range of matching wall and base units, ample worksurfaces, tiled splashbacks, stainless steel 1 1/2 bowl sink drainer unit and mixer tap, electric hob and oven below with cooker hood over, space and plumbing for washing machine, cupboard housing gas fired Worcester boiler with useful shelving over, walk in understairs storage cupboard housing thermostat, double glazed window to the rear aspect, tiled floor, radiator and PVC door with double glazed panel to the rear garden.

First Floor Landing

With fitted carpet, smoke alarm and doors leading to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, TV aerial point, and access to the walk in wardrobe with fitted carpet, double glazed window to the front aspect, two - tier fitted shelving, and loft hatch.

Bedroom 2

With fitted carpet, radiator and double glazed window to the rear aspect.

Shower room

With tiled floor, white suite comprising low flush WC, and vanity wash hand basin with mixer tap over, walk in tiled shower cubicle with mains fitment, ladder style radiator, extractor, window to the rear aspect and airing cupboard with tiered wooden shelving housing an electronic heating programmer control.

Outside

To the front of the property there is a small garden set behind a low brick wall, laid to gravel for ease of maintenance and a pathway leading to the front door and outside light.

To the rear of the property there is a gravel seating area providing the perfect space for entertaining and an outside light . There is an additional gravel area divided by a timber wall with outside tap, leading to the remainder of the garden which is laid to lawn, and stocked with an array of shrubs and bushes. At the bottom of the garden there is a large useful wooden storage shed. The garden is enclosed by fencing.

Agent's Note

There is a right of way across the rear garden for the adjacent property.

Services

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

Outgoings

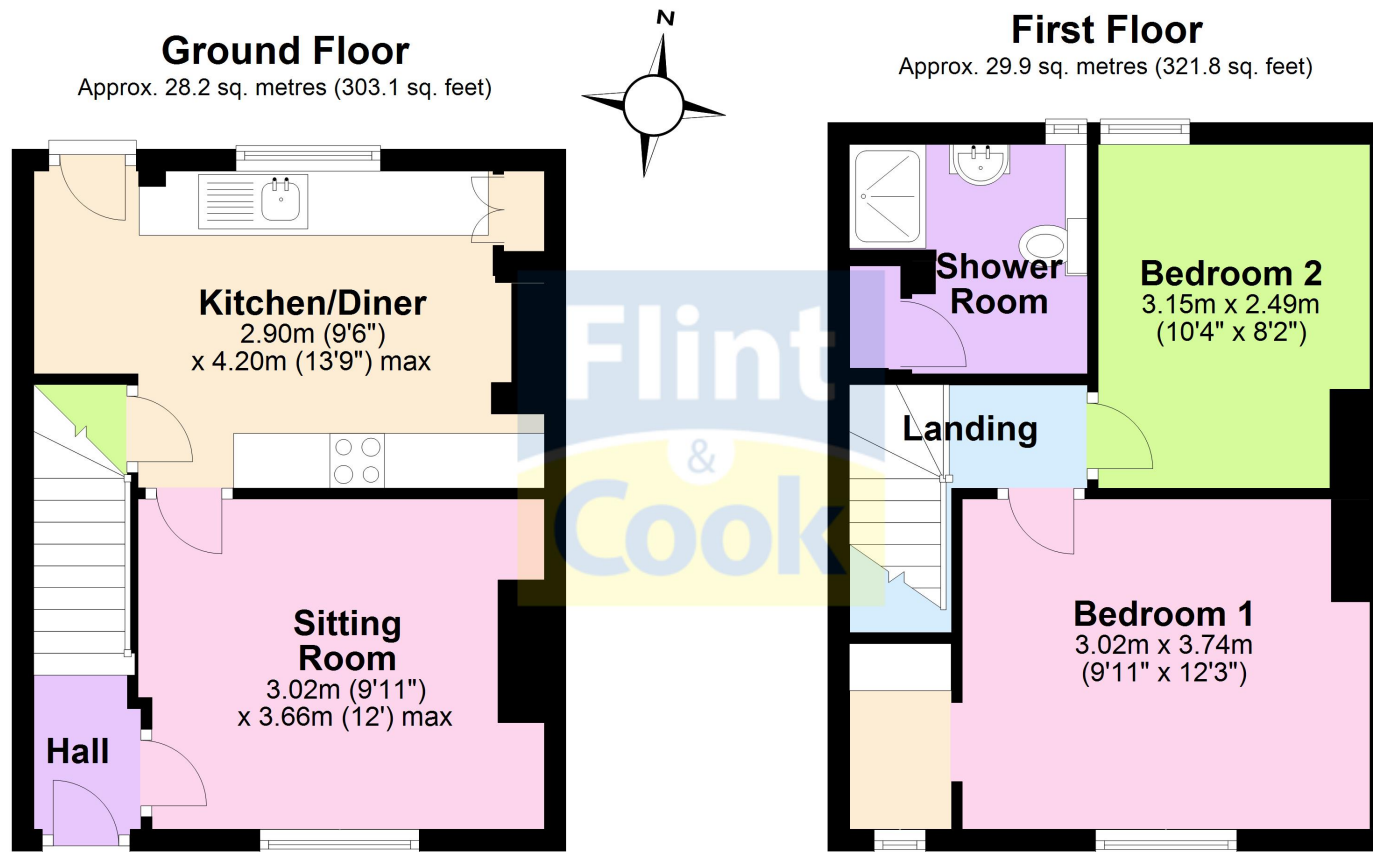
Council tax band B payable 2024/25 £1886.82. Water and drainage rates are payable.

Viewing

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

Money laundering regulations

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



Total area: approx. 58.1 sq. metres (625.0 sq. feet)

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

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