

FOR  
SALE



11 Firs Orchard, Bromyard, Herefordshire HR7 4BB

£299,500 - Freehold

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## PROPERTY SUMMARY

This delightful semi-detached house is located in a popular and mature residential locality within easy walking distance to the town centre. Bromyard offers a good range of shopping, schooling and recreational amenities, and is also well placed for access to the Cathedral Cities of Hereford and Worcester (14 miles), Ledbury and Leominster (12 miles).

The property offers spacious living providing comfort and privacy whilst the conservatory extends the living space. Outside there is a well maintained garden and the property also benefits from a garage which has been converted to a useful storage area and off road parking for up to 3 vehicles. This home is well presented throughout, an internal inspection is highly recommended.

## POINTS OF INTEREST

- *Spacious semi-detached house*
- *3 Bedrooms*
- *Conservatory*
- *Double Glazing & Central Heating*
- *Well presented, must be viewed*
- *Popular residential area*



## ROOM DESCRIPTIONS

### Entrance Hall

Approached through composite part glazed door, with central heating thermostat and wood effect flooring, leading into

### Lounge

Fitted carpet, double glazed window to the front aspect, radiator, coal effect gas fire, with marble style mantel and hearth, picture alcove and TV aerial point.

### Dining Room

Carpeted stairs leading up, wood effect flooring, radiator, two feature picture alcoves, useful understairs storage with tiled floor and lighting and additional understairs storage cupboard, smoke alarm and double glazed sliding patio doors leading into the Conservatory.

### Kitchen

Well fitted with a range of matching wall and base units, ample work surfaces and tiled splashbacks, integrated dishwasher, white ceramic 1.5 bowl sink and drainer unit with mixer tap oven, integrated electric over with 4 ring gas hob and extractor over, space for washing machine, tumble dryer and upright fridge/freezer, tiled floor, recessed spotlights, double glazed window over looking rear garden and door to rear garden.

### Conservatory

Double glazed windows with pleasant outlook onto rear garden, wall light, tiled floor and double glazed double doors to the garden.

### First Floor

#### Landing

Fitted carpet, 2 loft hatches, doors leading to

#### Shower Room

White suite comprising low flush WC, wash hand basin with mixer tap, walk in shower cubicle with mains fitment. Ladder style radiator, recessed spotlights, fully tiled walls, tiled floor, opaque window to the rear aspect.

#### Bathroom

White suite comprising bath with mixer tap and shower attachment, low flush WC and wash hand basin with mixer tap, ladder style radiator, opaque window to the rear aspect, fully tiled walls and tiled floor.

#### Bedroom 1

Fitted carpet, TV aerial, fitted wardrobes with drawers, double glazed window to the front aspect.

#### Bedroom 2

Fitted carpet, radiator, TV aerial point, double glazed window to the front aspect.

#### Bedroom 3

Fitted carpet, radiator, TV aerial point and double glazed window to the rear aspect.

### Outside

The property is approached over a well maintained tarmacadam drive with ample parking for up to 3 cars. The garage, which has been converted into a versatile storage space, houses the Worcester Bosch combi boiler, is accessed via a single wooden door and is equipped with both light and power. The driveway is enclosed by a combination of fencing and a brick wall, with a neatly planted border containing a variety of plants.

To the side of the house, a wooden door leads to a block - paved pathway, leading to a small wooden gate that opens into the rear garden. The rear garden offers a spacious block-paved seating area, offering an ideal space for outdoor dining and entertaining. Steps lead up to the lawn which is bordered by a brick wall, fencing and well established hedging, providing privacy and a natural boundary. Additional borders throughout the garden contain an assortment of plants and shrubs. The garden also includes a useful garden shed for storage and an outdoor tap.

### Services

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

### Outgoings

Council tax band C - payable 2024/25 £2156.37.

Water and drainage rates are payable.

### Directions

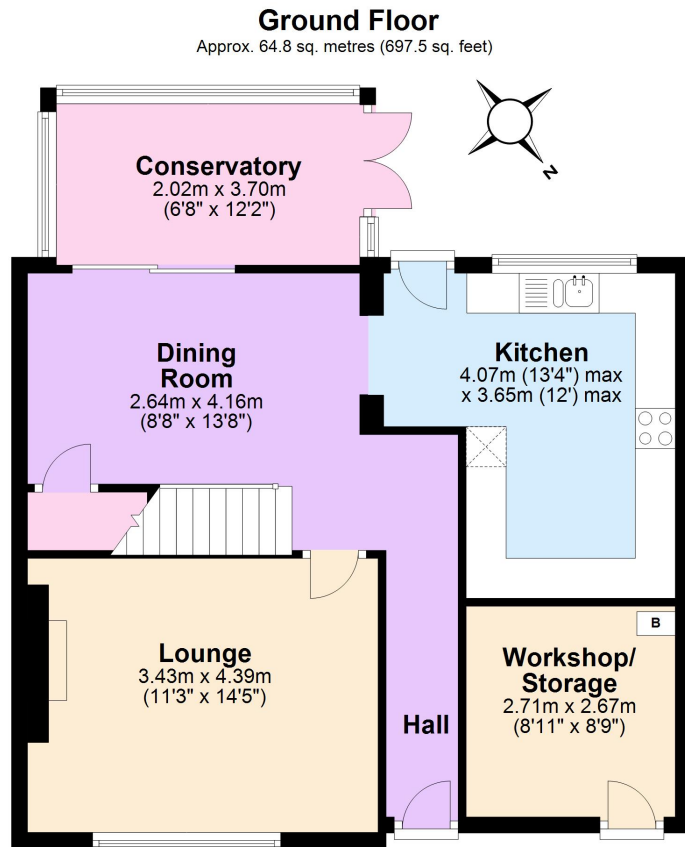
From the High Street in the town centre, turn left at the T junction into Cruxwell Street, which continues onto Old Road. Take the 3rd turning right into Firs Orchard and the property is located on your left as indicated by the Agent's for sale board.

### Viewing

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

### Money laundering regulations

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



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)

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

**11 Firs Orchard, Bromyard**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	