

FOR  
SALE



11 Bramley Orchards, Bromyard, Herefordshire HR7 4UT

£310,000 - Freehold

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



## PROPERTY SUMMARY

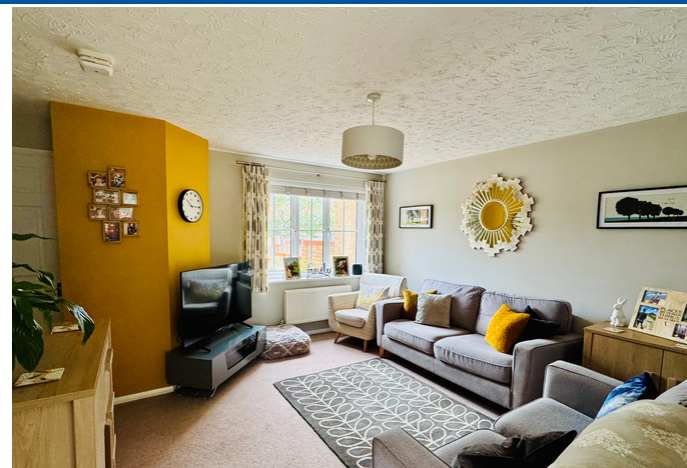
This modern semi-detached house is pleasantly located on a popular development just a short distance from the town centre of the market town of Bromyard, which is well placed for access to both the cathedral cities of Worcester (12 miles and the M5 motorway link) and Hereford (14 miles).

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 extended in 2005, to provide a well maintained, beautifully presented, ideal family accommodation with 4 bedrooms, 2 receptions, excellent parking and an attractive garden.

## POINTS OF INTEREST

- *Modern semi-detached house*
- *4 Bedrooms*
- *Double glazing & central heating*
- *Ample off-road parking*
- *Private enclosed garden*
- *Beautifully presented throughout*



## ROOM DESCRIPTIONS

### Canopy Entrance Porch

with part glazed uVPC door into the

### Entrance Hall

With luxury vinyl wood effect flooring, radiator, ceiling light point and doors to

### Cloakroom

With luxury vinyl wood effect flooring, low flush WC, vanity wash hand basin with tiled surround, radiator, consumer unit and a double glazed window to the front aspect.

### Lounge

With fitted carpet, carpeted stairs leading up, 2 radiators, large double glazed windows to the front aspect, useful under stairs storage, ceiling light point, central heating thermostat, 2 TV ariel points, central heating thermostat and door into

### Kitchen/Breakfast Room

Fitted in 2021, with matching wall and base units with ample quartz work surfaces and quartz surrounds, inset 4 ring induction hob with extractor hood over, built in eye level single oven and eye level microwave/combi oven, stainless steel single sink and quartz drainer, space for fridge/freezer, integrated dish waster, wall mounted boiler, double glazed window to the rear aspect, vertical radiator, LVT wood effect flooring.

### Dining Area

With feature wall panelling and double glazed sliding patio doors to the rear and door to

### Dining Room/Snug

With window to rear aspect, 2 TV Ariel points, LVT wood effect flooring and door to

### Utility Room

With wall units, work surface and tiled splash back, circular stainless steel sink with mixer tap over, space and plumbing for washing machine, space for tumble drier, radiator, LVT flooring, window to side aspect.

### First Floor Landing

with fitted carpet, smoke alarm, loft access hatch, airing cupboard with wooden slatted shelving and radiator, doors to

### Bedroom 1

with fitted carpet, radiator, window to front aspect, fitted wardrobe, ceiling light point.

### Bedroom 3

With fitted carpet, radiator, window to rear aspect, built in wardrobe, ceiling light point.

### Bedroom 4

With fitted carpet, window to front aspect, ceiling light point, TV aerial point.

### Bathroom

With white suite, comprising panelled bath with hand held shower fitment, low flush WC, vanity wash hand basin, extractor fan, double glazed window to the rear aspect, ladder style radiator, part tiled walls, ceiling light point.

### Second Landing

with fitted carpet, loft access hatch and doors to

### Bedroom 2

With fitted carpet, window to the rear aspect, built in wardrobe, ceiling light point.

### Shower Room

With tiled floor, walk in fully tiled shower cubicle with glazed screen and mains shower fitment, vanity wash hand basin, ladder style radiator, window to side aspect, extractor fan.

### Outside

The property is approached via a tarmacadam driveway providing off road parking with a pathway leading to the front door, bordered by decorative stone and lawn with feature palm trees, all enclosed by a brick wall and wooden fencing. An additional parcel of land to the front provides extra parking.

A side wooden gate gives access to the rear garden, which features a decked seating area an ideal space for outdoor entertaining, a greenhouse with power, and a second decked seating space. The remaining garden is laid to lawn and includes two wooden sheds with light and power, a rabbit enclosure with light, an outdoor tap, and external power sockets.

### Services

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

### Outgoings

Council tax band B - £1,997 payable for 2025/2026

Water and drainage rates are payable.

### Directions

From Bromyard take the A44 towards Leominster, after passing the turn to Hereford take the second left into Winslow Road. Follow the road and Bramley Orchard is the 7th turning on the left hand side. Continue along Bramley Orchard taking the first turning left and the property is on the left hand side.

### Viewing Arrangements

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

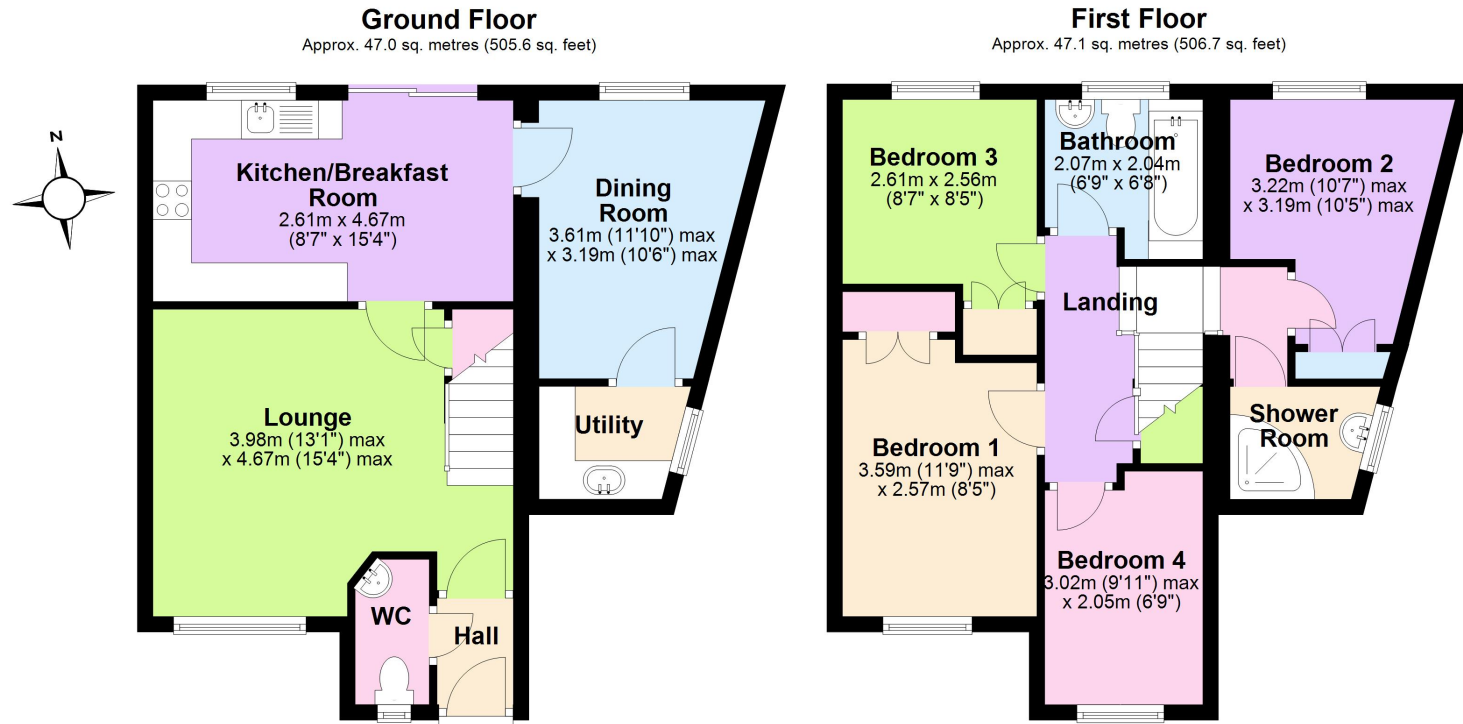
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### 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. 94.0 sq. metres (1012.2 sq. feet)  
**11 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>		
(69-80) <b>C</b>	76	80
(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		
EU Directive 2002/91/EC		