

FOR
SALE



25 Bramley Orchards, Bromyard HR7 4UT

Asking price £189,500 - Freehold

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PROPERTY SUMMARY

This well-presented modern mid-terraced property is situated on a popular development 1/2 mile from the centre of the historic town of Bromyard, within easy reach of a range of shopping, schooling and recreational amenities.

Bromyard is also well placed for access to the Cathedral Cities of Hereford and Worcester (14 miles), and the market towns of Ledbury, Leominster and Tenbury Wells.

The well-planned 2-bedroom accommodation is ideal for first-time buyers/investors and has a conservatory extension, parking for 2 vehicles, central heating and double-glazing, and there is an enclosed rear garden.

POINTS OF INTEREST

- *Well presented terraced house*
- *Popular location*
- *2 double bedrooms*
- *Superb conservatory*
- *2 off-road parking spaces*
- *Enclosed rear garden*
- *Easy reach of amenities*
- *Gas central heating, double-glazing*



ROOM DESCRIPTIONS

Canopy porch

Enclosed bin storage, outside light and door to

Entrance hall

Tiled floor, radiator, useful storage cupboard.

Cloakroom

WC, wash hand basin with storage cupboard below, space with plumbing for washing machine, useful shelving, window, radiator, tiled floor.

Kitchen

Well fitted with range of base and wall units, worksurfaces with tongue-and-groove splashback, 1 1/4 bowl ceramic sink unit with mixer tap, integrated electric oven with ceramic hob and extractor hood over, tiled floor, space with plumbing for dishwasher, space for upright fridge/freezer, window to front, gas-fired combination central heating boiler.

Living room

Carpeted staircase to first floor, wooden tile-effect flooring, radiator, window to rear, French doors to

Conservatory

All-round double-glazed windows, built-in bench seating with useful storage and electric socket, ceiling spotlight fitment, upright radiator, laminate flooring, French doors to rear garden.

First floor landing

Carpet, airing cupboard with slatted shelving, access hatch with ladder to part-boarded loft space with light.

Bedroom 1

Window to front, laminate flooring, 2 built-in double wardrobes.

Bathroom

Low flush WC, wash basin with mixer tap, jacuzzi bath with mixer tap/shower attachment and Mira mains shower fitment, part-tiled wall surrounds, electric shaver point, wood-effect flooring.

Bedroom 2

Window to rear, laminate flooring, useful built-in wardrobe and storage cupboards.

Outside

To the front of the property is a tarmac driveway with parking for 2 vehicles, and a paved path to the front door. Garden tap.

To the rear is an attractive enclosed garden with a gravelled patio and seating area immediately adjoining the rear. A brick retaining wall with step leads to the level lawn with flower borders, and to the rear is a useful garden shed with power.

The garden is enclosed by close-boarded fencing for privacy.

Services

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

Outgoings

Council tax band B payable 2024/25 £1886.82.

Money laundering regulations

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

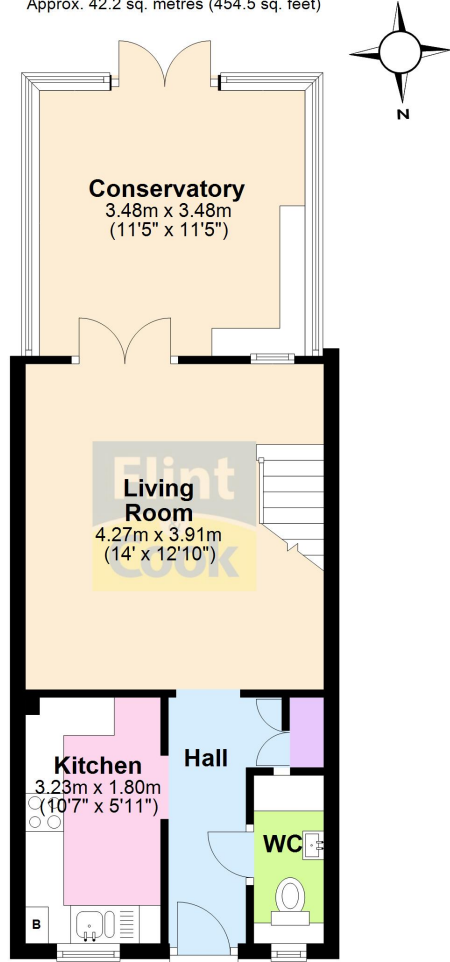
Viewing

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

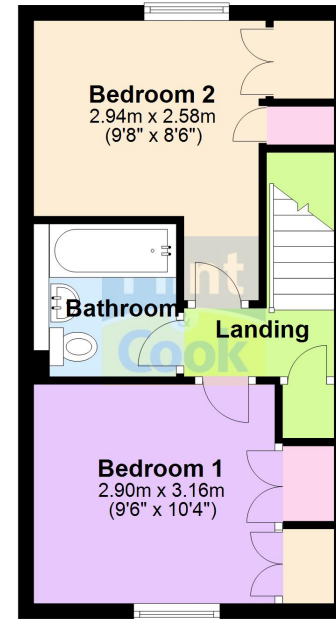
Directions

What3words ///autumn.doped.garage

Ground Floor
Approx. 42.2 sq. metres (454.5 sq. feet)



First Floor
Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 80.2 sq. metres (863.0 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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	73	
Not energy efficient - higher running costs		
England, Scotland & Wales		