

FOR  
SALE



47 Bannut Tree Estate, Bromyard, Herefordshire HR7 4AS

£225,000 - Freehold

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## PROPERTY SUMMARY

Located at the far end of the end of a quiet cul-de-sac a short walk from the amenities of Bromyard town centre this semi detached modern house has the benefit off road parking, double glazing and gas central heating. The property which is in good decorative order through also enjoys a good sized attractive garden which is well stocked with a range of flowers and shrubs. With no onward chain we recommend a viewing to fully appreciate what this property has to offer.

## POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Gas central heating & double glazing*
- *Off road parking & enclosed rear garden*
- *No onward chain*
- *Ideal family home*
- *Easy access to the town centre*



## ROOM DESCRIPTIONS

### Entrance Porch

Approached via a side path to the garden through a single glazed porch with tiled floor and part glazed front door into the

### Hall

With wooden stairs leading up, smoke alarm, window into the porch, telephone point, heating thermostat and door to the

### Downstairs Shower Room

With fully tiled floor and walls with a walk in glazed shower cubicle and electric shower fitment, low flush WC, vanity wash hand basin, window with privacy glass to the rear.

### Lounge

With wood effect flooring, 2 wall lights and central light fitting, 2 double glazed windows to the front aspect, radiator, storage cupboard housing the central heating boiler and door through to the

### Kitchen/Diner

Fitted with a range of matching wall and base units, integrated electric oven, induction hob with extractor hood over, integrated microwave, Belfast style sink with mixer tap, tiled splash backs, tiled floor, radiator, double glazed window and door out to the rear aspect, a useful large storage area and access to an additional seating area/snug.

### First Floor Landing

With window, smoke alarm, access hatch to the loft and doors to

### Bedroom 1

With exposed wooden flooring, 2 double glazed windows to the front aspect, radiator.

### Bedroom 2

With exposed wooden flooring, radiator, double glazed window to the rear.

### Bedroom 3

With wooden flooring, double glazed window to the rear, radiator.

### WC

With partially tiled walls, low flush WC, radiator and window to the front.

### Outside

To the rear the garden is tiered with a useful wooden shed, outside taps, a gravelled area and mosaic tiled patio. The rear can be accessed from both the front and kitchen.

The front of the property is approached via a pathway to the side through a paved patio and seating area - perfect for outdoor entertaining whilst the area to the front is block paved to allow off road parking.

### 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 the High Street in Bromyard turn left onto Old Road and proceed up the hill taking the first turn on the left into Clover Road, continue straight ahead for a short distance and then take the second right into Bannut Tree. The property is located at the very end of the cul-de-sac.

### Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

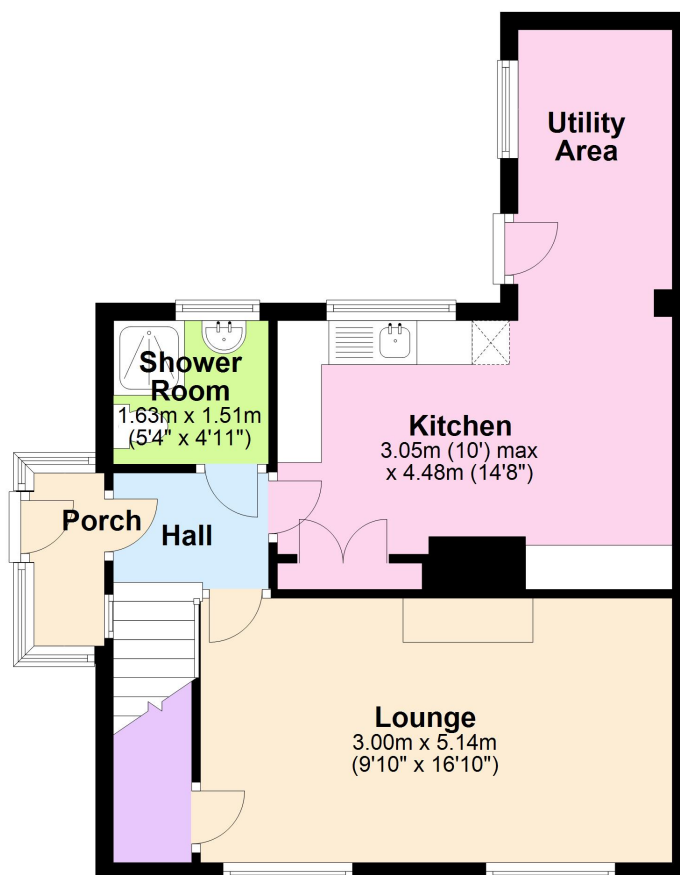
Saturday 9.00 am - 1.00 pm

### Money Laundering Arrangements

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

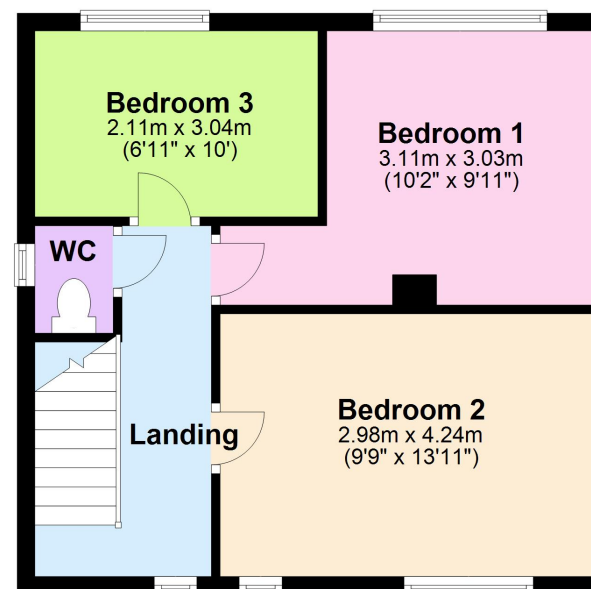
## Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)



## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

**47 Bannut Tree, Bromyard**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	84
(81-91)	<b>B</b>	
(69-80)	<b>C</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		