

FOR  
SALE



1 Ash Crescent, Bromyard, Hereford, Herefordshire HR7 4QG

£279,950 - Freehold

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## PROPERTY SUMMARY

This modern detached house occupies a good position on a popular development about a mile from the centre of the historic town of Bromyard. Bromyard offers a good range of shopping, schooling and recreational facilities, and is well placed for access to the cathedral cities of Hereford and Worcester (15 miles), and the towns of Ledbury, Tenbury Wells and Leominster (12 miles approx).

The property has well planned accommodation with an open-plan lounge and dining room, 3 bedrooms (1 en-suite) and a conservatory. There is an attached garage, an enclosed rear garden and to the side of the house there is a large additional garden area which includes an extra car parking provision.

## POINTS OF INTEREST

- *Modern detached house*
- *Popular residential location*
- *3 bedrooms, en-suite shower room*
- *Conservatory, enclosed rear garden*
- *Garage and off-road parking*
- *Additional side garden area*
- *1 mile from the town centre*
- *Double-glazing, gas central heating*
- *In need of some updating*
- *No Onward Chain*



## ROOM DESCRIPTIONS

### Entrance hall

Approached through part-glazed front door with double radiator, carpet, staircase to first floor, door to

### Cloakroom

Corner wash basin, with tiled splashback, low level WC, bathroom cabinet, radiator, window and carpet.

### Lounge

Feature fireplace with fitted gas fire, window to front with distant views, 2 radiators, room thermostat, carpet, useful walk-in storage cupboard and archway to

### Dining room

Double radiator, carpet, double glazed picture window with sliding patio door to

### Conservatory

Laminate flooring, double-glazed windows on brick base, door to garden and door to garage.

### Kitchen

Fitted with range of base and wall units with worksurfaces and tiled splashbacks, 1½ bowl single drainer sinktop with mixer tap, space with plumbing for washing machine Neff split-level cooker including 4-ring gas hob with overhead extractor and fan assisted electric oven below, central heating programmer, radiator, striplight and floor covering.

### First floor Landing

Trap to roof storage space, radiator, Airing Cupboard with lagged hot water cylinder, immersion heater and slatted shelving, and carpet (also fitted to staircase).

### Master bedroom

Telephone extension point, radiator, built-in double wardrobe with shelf and hanging rail, further storage cupboard with shelving, carpet and door to

### En-suite shower room

Fully tiled shower cubicle, Mira electric shower fitment and folding access door, wash basin, WC, radiator, wall light/shaver socket, room extractor, window and carpet.

### Bedroom 2

Window to rear, radiator and carpet.

### Bedroom 3

Window to rear, radiator, carpet.

### Bathroom

Suite including panelled bath with mixer tap/ shower fitment, pedestal wash basin and low level WC, radiator, extractor, wall light/shaver socket. window and carpet.

### Outside

The property is approached over a tarmac driveway which provides useful car parking space and leads to the ATTACHED BRICK-BUILT GARAGE with electric roller door, light, power points, Worcester gas-fired boiler which provides central heating and domestic hot water, side access door to the conservatory.

The front garden is laid mainly to lawn with flower beds, and paved path to the front door.

The rear garden is fully enclosed and includes a small paved patio, lawn and flower beds and borders stocked with a variety of ornamental shrubs and bushes.

The property has a large additional side garden area which is lawned with flower beds and borders enclosed by hedging, and a tarmac additional parking space.

### Services

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

### Outgoings

Council tax band D, payable 2024/25 £2425.91.  
Water and drainage rates are payable.

### Viewing

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

### Directions

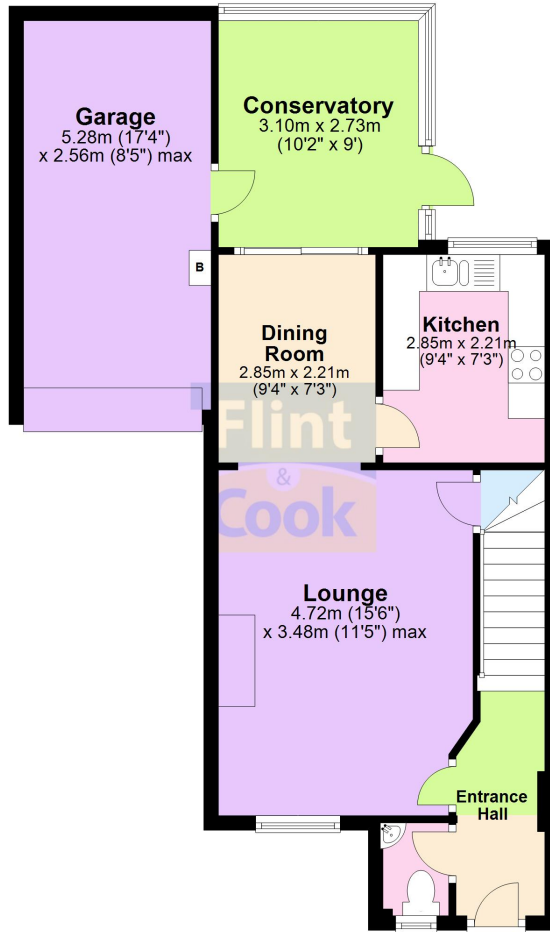
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### Money laundering regulations

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

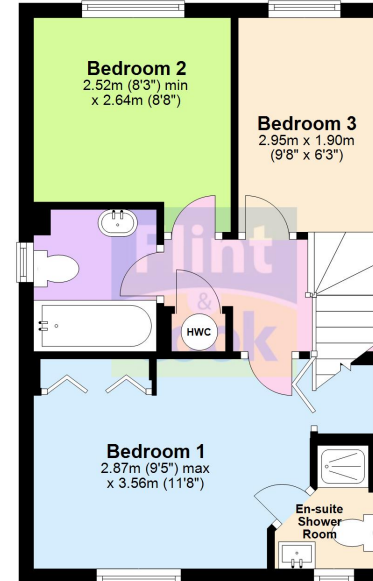
### Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 95.5 sq. metres (1027.8 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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	<b>71</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		