

FOR  
SALE



The Lilacs 12 New Road, Bromyard HR7 4AJ

£230,000 - Freehold

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



## PROPERTY SUMMARY

An attractive Victorian town house close to the town centre, with 3 bedrooms, sitting room with woodburner, large family/dining room, enclosed garden to front and private rear courtyard, central heating and double-glazing. Viewing highly recommended.

## POINTS OF INTEREST

- *Attractive Victorian Town House*
- *Sitting room with woodburner*
- *Large family/dining room*
- *Enclosed front garden, rear courtyard*
- *Recently updated bathroom*
- *Close to the town centre*



## ROOM DESCRIPTIONS

### **Cantilever porch**

Part-glazed uPVC door to

### **Entrance hall**

Fan light, vinyl floor covering, useful understairs storage cupboard with light and shelving, staircase to first floor.

### **Sitting room**

Feature brick fireplace with flagstone hearth and fitted woodburning stove, alcove with shelving, cupboard housing the Worcester gas-fired combination boiler, radiator, carpet and large bay window overlooking the front garden.

### **Family/dining room**

A splendid large room with window to rear, carpet, radiator, 2 ceiling light fittings and door to the

### **Kitchen**

Fitted base and wall units with worksurfaces and tiled splashbacks, space with plumbing for washing machine, electric cooker point, single drainer sink unit, tiled floor, window and half-glazed uPVC door to rear.

### **First floor Landing**

Carpet, access hatch to loft space.

### **Bedroom 1**

Carpet, useful storage shelving, further storage cupboard, radiator, window to rear.

### **Inner landing**

Carpet, smoke alarm, and doors to

### **Bedroom 2**

Carpet, radiator, window to front, built-in wardrobes with storage cupboards over.

### **Bedroom 3**

Carpet, radiator, built-in storage cupboard, fitted shelving, raised area ideal for a child's desk/reading area, with shelving, carpet and window to front.

### **Bathroom**

Recently refitted and having white suite comprising bath with mains shower fitment, tiled surround and glass screen, low flush WC and pedestal wash basin, part-tiled walls, tiled floor, towel rail/radiator, extractor, sunken ceiling lights, window.

### **Outside**

The property is approached initially via a shared path with stone boundary wall. A privet arch with iron gate leads into the private front garden, which includes a paved path to the front door, level lawn, mature lilac tree and flower borders, and the garden is enclosed by mature privet hedges and wooden fencing.

### **Rear garden**

To the rear is a private courtyard-style garden with high brick boundary wall to the rear, a small artificial lawn for ease and maintenance and paved path. There is a useful garden store 12' 3" x 6' (3.73m x 1.83m) and small storage shed 3' x 6' (0.91m x 1.83m), both with power points, and an outside light.

### **Services**

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

### **Outgoings**

Council tax is band C £2,282 payable 2025/26. Water and drainage rates are payable.

### **Directions**

From the High Street, turn left onto New Road, the property is situated to the right, set back behind a stone wall, opposite the Rose and Lion Public House and as indicated by the Agent's board.

### **Viewings**

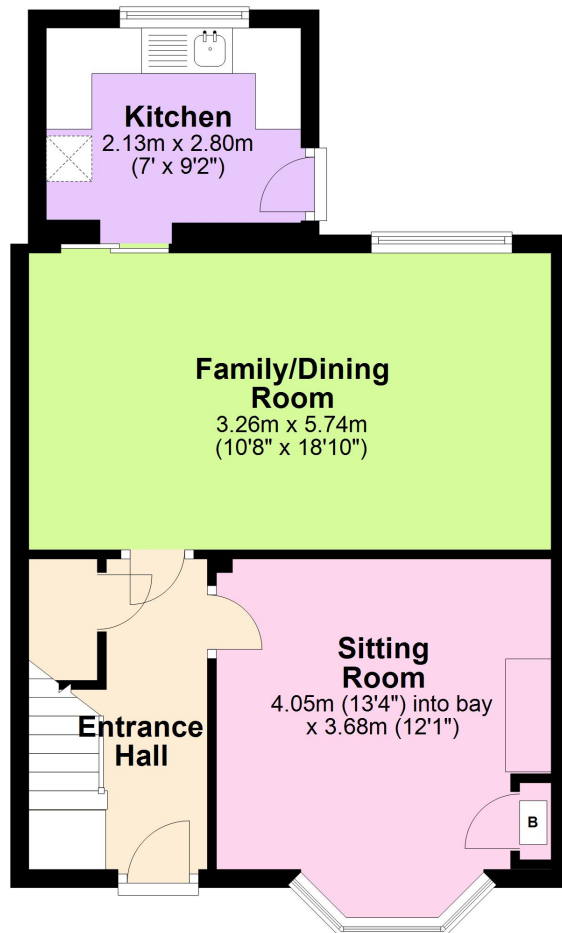
Strictly by appointment via the Agent, Flint and Cook, Bromyard 01885 488166.

### **Money Laundering Regulations**

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

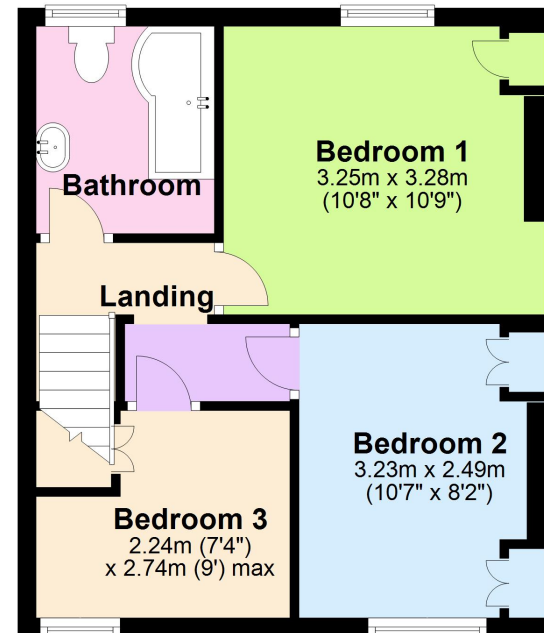
## Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



## First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(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		EU Directive 2002/91/EC	