

FOR  
SALE



27 Ash Crescent, Bromyard, Herefordshire HR7 4QG

£187,500 - Freehold

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

## PROPERTY SUMMARY

This excellent modern end-terraced house is situated on a sought-after development less than a mile southwest of the historic town of Bromyard, a thriving former market town with a good range of educational, recreational and independent shopping amenities. The market towns of Ledbury, Leominster and Tenbury Wells, and the cathedral cities of Hereford and Worcester are also within easy motoring distance.

Constructed in the late 1990s, the property has well-planned accommodation including a breakfast-kitchen and a garden room extension, and 2 bedrooms. The property also has the benefit of double-glazing, gas central heating, an enclosed rear garden and a designated parking space.

## POINTS OF INTEREST

- *Modern end-terraced house*
- *Sought after residential location*
- *Well-fitted breakfast-kitchen*
- *Garden room extension*
- *2 bedrooms, bathroom*
- *Downstairs cloakroom*
- *Enclosed rear garden*
- *Designated parking space*
- *Double-glazing, Gas central heating*
- *No onward chain*



## ROOM DESCRIPTIONS

### Entrance hall

Tiled floor, window to side, door to

### Cloakroom

Low flush WC, wash hand basin with tiled splashback, window to side, tiled floor, radiator.

### Kitchen

Range of base and wall units, worksurfaces and tiled splashbacks, 1 1/4 bowl sink unit with mixer tap, space with plumbing for washing machine, space for fridge, integrated oven with 4-ring gas hob and extractor, wood-effect flooring, Worcester gas-fired combi-boiler, 2 windows to front, archway to the

### Living room

Carpeted staircase to first floor, radiator, wood-effect flooring and open access to the

### Garden room

Windows to side and rear, wood-effect flooring, radiator, door to garden.

### Landing

Carpet, radiator, airing cupboard with slatted shelving, access hatch to loft space, window to side.

### Bedroom 1

Carpet, radiator, window to rear, built-in double wardrobe with shelving and hanging rail, further built-in storage cupboard with shelving.

### Bedroom 2

Radiator, carpet, window to front, built-in wardrobe with hanging rail and shelving.

### Bathroom

Bath with electric shower over and glass screen, pedestal wash hand basin, low flush WC, part aqua-board surrounds, towel rail/radiator, ceiling light fitment/extractor, extractor, window and tile-effect flooring.

### Outside

To the front of the property there is a paved path with steps to the front door. There is a sloping lawn with a mature tree and shrubs, with flower border to the side of the porch. The path provides pedestrian access to the rear of the property.

The rear garden is on three levels with a paved area immediately adjoining the garden room. Steps lead to the raised garden area which includes a paved patio area, and brick retaining walls with 2 steps to a further gravelled seating area with brick-built barbecue and lawn. The garden is enclosed by fencing for privacy and includes an ornamental tree. There are outside lights and power points, and useful garden tap.

### Services

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

### Outgoings

Council tax band B, payable 2024/25 £1798.96. Water and drainage - metered supply.

### Directions

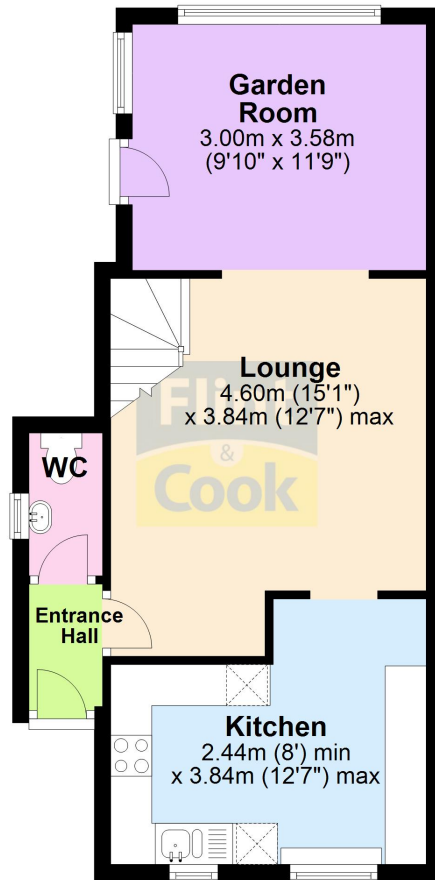
What3words ///confusion.timeless.uproot

### Money laundering regulations

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

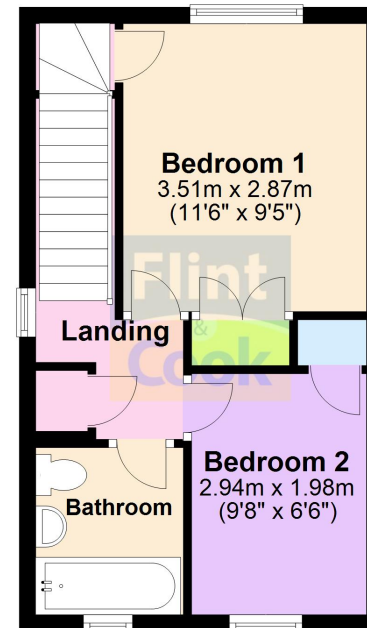
## Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 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>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	71	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			