

FOR
SALE



Rigel, Firs Lane, Bromyard, Herefordshire HR7 4BA

Offers in Excess Of £240,000 - Freehold 37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This superbly appointed detached 2-bedroom bungalow is situated fronting a lane off Firs Orchard, just over half a mile from the town centre, with easy access to amenities including independent shops, bus service, schools and recreational facilities.

The property is immaculately presented with a spacious lounge, breakfast-kitchen with appliances, and benefits from gas central heating, double glazing, private rear garden and ample off-road parking.

We highly recommend an inspection of this property to appreciate the quality of finish.

POINTS OF INTEREST

- *Modern detached bungalow*
- *Superbly presented*
- *Close to local amenities*
- *2 double bedrooms*
- *Gas central heating & double glazing*
- *Enclosed rear garden*
- *Brick-paved driveway*
- *Breakfast-kitchen with appliances*



ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed front door, wood-effect flooring, radiator and access hatch to loft storage space with light.

Lounge

2 radiators, TV aerial point, engineered oak flooring, double glazed French doors to the front garden, window to side.

Breakfast-kitchen

Fitted with a range of wall and base units, 1½ bowl sink unit with mixer tap, worksurfaces, tiled splashbacks, integrated tall fridge/freezer, space for washing machine, built-in dishwasher, split-level cooker including gas hob with overhead extractor and electric oven below, radiator, recessed spotlighting, tiled floor, window to front and wall mounted gas fired Worcester central heating combination boiler.

Bedroom 1

Carpet, radiator, TV aerial point, window to rear.

Bedroom 2

Carpet, radiator, TV aerial point, window to rear.

Bathroom

Fully tiled, overhead mains power shower with screen, pedestal wash hand-basin with storage below, WC with concealed cistern, electric shaver socket, ladder-style radiator/towel rail, linen cupboard with slatted shelving, extractor, window.

Outside

The property is approached over a brick-paved driveway providing ample parking. A small patio is accessed from the lounge, and there is an area of lawn with flower borders and mature hedging.

The path extends along the side of the property to the rear garden, which provides a lovely sun trap and is paved and gravelled for ease of maintenance, and enclosed by fencing for privacy. Useful garden shed. Outside tap.

Services

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

Outgoings

Council tax band C - payable 2023/24 £2055.96
Water and drainage - metered supply.

Money laundering regulations

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

Viewing

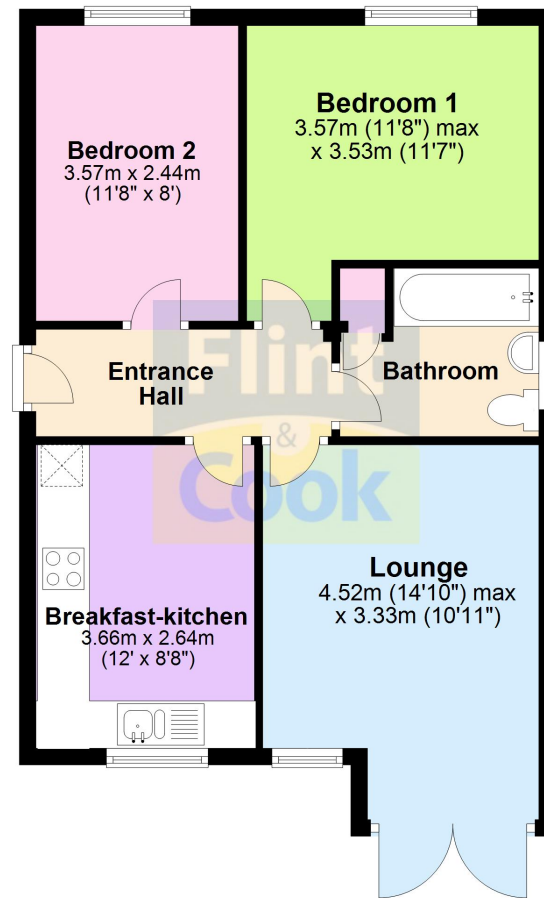
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166.

Directions

What3words - revisit.furniture.party

Floor Plan

Approx. 54.7 sq. metres (589.1 sq. feet)



Total area: approx. 54.7 sq. metres (589.1 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		