

FOR  
SALE



20 Lower Westfields, Bromyard HR7 4EN

£305,000 - Freehold

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## PROPERTY SUMMARY

Spacious 1930s semi-detached house in sought-after location retaining many character features, with 3 bedrooms, 2 reception rooms, period features, large extended kitchen/dining room, superb party hut, large garden and ample off-road parking.

Bromyard is an historic former market town well placed for access to the cathedral cities of Hereford and Worcester, and offers a range of independent shops, various sports clubs, schooling and recreational facilities.

## POINTS OF INTEREST

- *Extended 1930s semi-detached house*
- *Historic former market town*
- *Mature residential locality*
- *2 reception rooms, 3 bedrooms*
- *Spacious kitchen/dining room*
- *Large enclosed rear garden*
- *Ample off-road parking*
- *Good range of local amenities*



## ROOM DESCRIPTIONS

### Entrance porch

Double-glazed uPVC frame with quarry tile floor, door to

### Entrance hall

Original door with coloured leaded panel, feature leaded porthole window, original tiled floor, radiator, central heating thermostat, picture rail, staircase to first floor, useful understairs storage cupboard, large cloaks cupboard, door to

### Sitting room

Exposed boarded floor, radiator, picture rail, ornate ceiling rose, wide bay window to front with lovely outlook, fireplace recess.

### Dining room

Currently used as a bedroom, exposed boarded floor, feature brick fireplace with slate hearth and wooden surround, useful shelving, picture rail, ornate ceiling rose, radiator, dado rail, French doors with side windows to patio and rear garden.

### Inner hallway

Tiled floor, door to

### Utility room

Tiled floor, IWC, space and plumbing for washing machine, window to rear, Potterton gas-fired central heating boiler.

### Kitchen/dining room

A superb light room with fitted units, worksurfaces, tiled splashbacks, stainless steel sink unit with mixer tap, space for upright fridge/freezer, 4-plate electric cooker, sunken ceiling spotlights, loft access hatch, windows to front, side and rear, French doors to side.

### First floor Landing

Carpet, access hatch with ladder to attic space with light, large walk-in storage cupboard with tiled floor and window.

### Bedroom 1

Exposed floorboards, picture rail, ornate ceiling rose, radiator, window to front with superb outlook.

### Bedroom 2

Exposed floorboards, picture rail, radiator, window to rear.

### Bedroom 3

Currently used as an office, built-in window seat, picture rail, radiator, exposed floorboards, window to front with far-reaching views.

### Bathroom

Shaped bath with aqua-board surround, electric shower fitment, glazed shower screen, WC, pedestal wash basin. wall mirror, shaver point, floor covering, window to rear, extractor, ceiling light fitment, chrome-effect towel rail, full-height storage cupboards with slatted shelving and hot water cylinder with electric immersion heater.

### Outside

To the front is a brick-paved driveway providing ample parking and lawn with flowerbeds. Iron gates provide access to the side of the property and fully enclosed rear garden with good-size level lawn, monkey puzzle tree, enclosed bin and wood storage areas, a small patio accessed from the dining room and a decked area extending across the width of the garden with garden store and a superb covered entertainment area with light and power. T

### Services

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

### Outgoings

Council tax band C payable 2023/24 £2055.96

Water and drainage - rates are payable

### Money laundering regulations

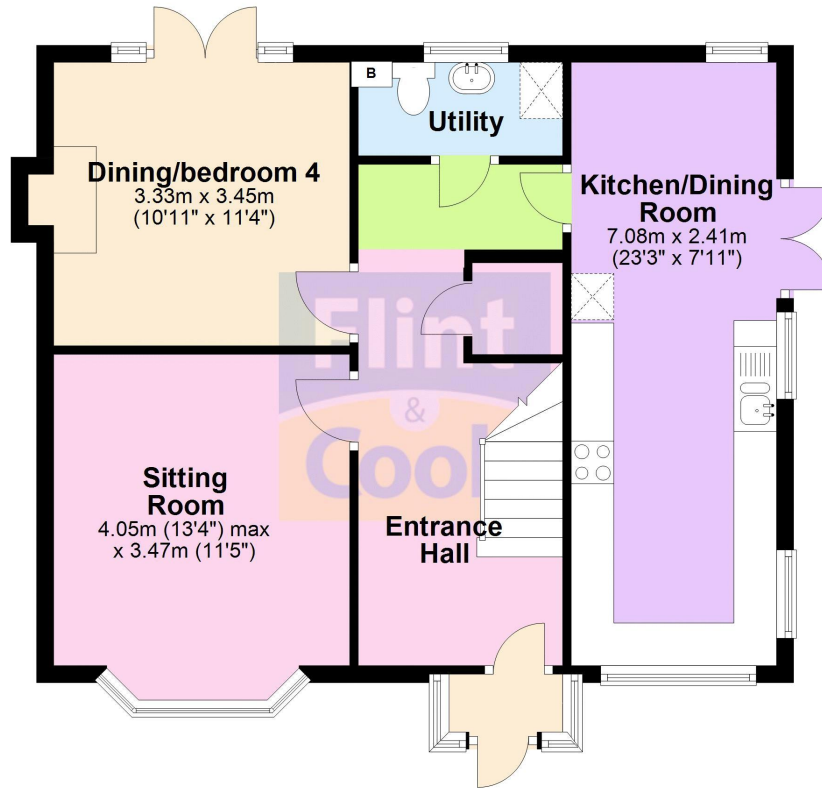
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

What3Words - clouds.dislikes.slurs

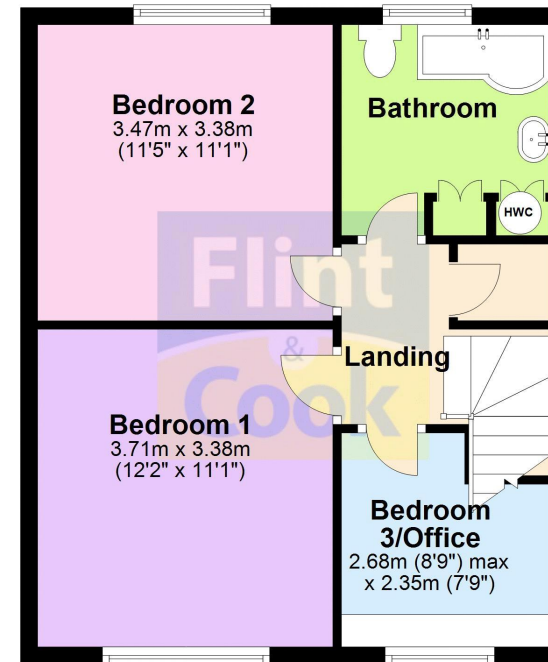
### Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 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>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(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			