

FOR
SALE



New Hurstans, Bromsash, Ross-on-Wye, Herefordshire HR9 7PR

£395,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

A detached bungalow which is pleasantly located in the highly sought-after village of Bromsash, just three miles from the popular market town of Ross-on-Wye with excellent access to the M50 motorway, Gloucester, Cheltenham, Midlands and South Wales.

Constructed in the 1960's, the bungalow is now in need of some updating having the original fittings but has double-glazing and solar panels and is ideal for retirement, with a conservatory, garage and being enclosed for privacy and seclusion.

POINTS OF INTEREST

- *Lovely village location*
- *Detached bungalow*
- *3 Bedrooms*
- *In need of updating*
- *Solar panels*
- *Conservatory & garden*
- *Garage & parking*
- *Viewing advised*



ROOM DESCRIPTIONS

Canopy Porch

with double glazed door to the

Entrance Porch

with tiled floor and further door in to the

Entrance Hall

with hardwood flooring, electric storage heater, alarm control panel and archway to Inner Hall with hatch to roof space, cloaks cupboard, store cupboard and Airing Cupboard with hot water cylinder.

Lounge/Dining Room

with windows to front and side, open fireplace with surround, two storage heaters and double doors to the

Conservatory

with quarry tiled floor.

A door leads from the dining area to the

Kitchen

with original units, double drainer sink, electric cooker point, wall mounted heater, storage heater, window to rear, doors to conservatory and inner hall.

Bedroom 1

with storage heater, built-in wardrobe and window to front.

Bedroom 2

Built-in wardrobe, storage heater, window to rear, En-Suite with WC, wash hand basin and extractor fan.

Bedroom 3

Storage heater and window to front.

Bathroom

with original suite comprising an enamelled bath with mains shower, wash hand basin, window, wall mounted electric heater, separate WC with low-flush suite, storage heater and window.

Outside

The property is approached by a shared splayed entrance drive with a parking space in front of the garage with an up and over door, light and power.

There is a lawned front garden slightly elevated and enclosed by hedging and stocked with various shrubs and trees.

There is access via the side of the property to the rear garden which again is enclosed by fencing stocked with a further variety of ornamental shrubs and trees, paved area with pergola and composting area.

Outside light, water tap.

Services

Mains water and electricity are connected. Drainage is to a private system. Electric heating, solar panels.

Outgoings

Council tax band E payable 2024/25 £2782.88. Water rates are payable. Drainage is to a private system.

Directions

Proceed towards Ledbury on the A449 at the Travellers Rest roundabout take the second exit (immediately after the Travellers Rest), continue into Upton Bishop at the T-junction turn right onto the B4224 towards Micheldean, continue into Bromsash and at the crossroads turn left where the property will be located on the right-hand side behind the high hedge.

Viewing

Strictly by appointment through the Agent, Flint & Cook (01432 355455).

Money laundering regulations

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



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