

FOR
SALE



3 Hill View, Bromyard HR7 4AY

£195,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This mid terraced, modern bungalow is situated within a block of 5 similar properties on a small select development only a short walk to the town centre and the amenities that Bromyard has to offer.

Bromyard is well placed for access to the market towns of Malvern and Ledbury and the cathedral cities of Hereford (14 miles) and Worcester (15 miles with the M5 motorway link). It is a thriving market town within which there are a range of local independent shops, several public houses, coffee shops and cafes, churches, a theatre, leisure centre and library, both primary and secondary schools. The town is situated adjacent to the Bromyard Downs; an area famed for its natural beauty offering an abundance of walks and wildlife and connecting to Bringsty Common and the Brockhampton Estate (National Trust).

Built of brick under a tiled roof, the property offers well planned accommodation with a lounge, 2 double bedrooms (the second bedroom currently used as a separate dining room), bathroom and private tiered garden. The property has the benefit of gas central heating, double glazing, fitted carpets/floor covering and 2 off road parking spaces to the front. The property is being sold with no onward chain.

POINTS OF INTEREST

- *Modern Mid Terraced Bungalow*
- *2 Double Bedrooms*
- *Quiet Cul-De -Sac Location*
- *Off Road Parking & Enclosed Rear Garden*
- *No Onward Chain*
- *Well Presented Throughout*



ROOM DESCRIPTIONS

Canopy Porch

With outside light, part glazed uPVC door into

Entrance Hall

Wood effect flooring, radiator, electric consumer unit, telephone point, loft hatch, smoke alarm, ceiling light point, central heating thermostat and doors to

Kitchen

Fitted with a range of matching wall and base units with ample work surfaces, stainless steel 1 1/2 bowl sink and drainer unit, electric oven with 4 ring gas hob and extractor over, space and plumbing for washing machine, space for tumble dryer, integrated fridge/ freezer, wall mounted boiler, vinyl flooring and double glazed window to the front aspect.

Lounge

With wood effect flooring, electric log effect fire, radiator, TV aerial point, ceiling light fitting, double glazed French doors leading to the rear decking balcony.

Bedroom 1

With fitted carpet, radiator, TV aerial point, ceiling light point and double glazed window to the rear aspect.

Dining Room/Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point.

Shower Room

White suite comprising low flush WC, wash hand basin, walk in double shower with glazed panel and aqua board, radiator, extractor fan and ceiling spot lights.

Outside

To the front of the property there are 2 car parking spaces, and the front garden is laid with decorative stone with well established shrubs and bushes.

The private rear garden is laid out with a small decking balcony with balustrade which is accessed via the lounge. Three steps lead down to a paved patio area, providing a perfect sun trap, with further steps leading down to patio area with useful garden shed. The remainder of the garden is laid to artificial lawn and decorative stone. The whole is bordered by an area of plants and wooden fencing.

Services

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

Outgoings

Council tax band B - £1,997.14 payable for 2025/2026

Water and drainage rates are payable.

Directions

Take the B4214 Tenbury Road out of Bromyard and then turn first left onto Ballhurst Road, take the next left and the property is at the end of the road ahead.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

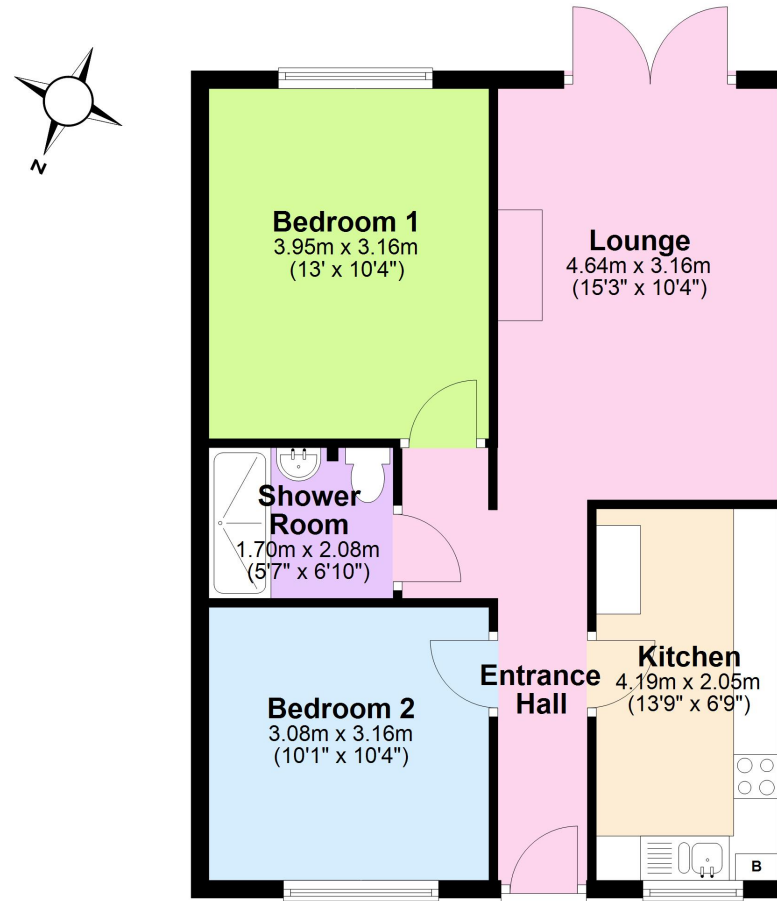
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Floor Plan

Approx. 57.3 sq. metres (617.1 sq. feet)



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

3 Hill View, Bromyard

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		