

FOR
SALE



8 Tower Hill, Bromyard HR7 4DF

£150,000 - Freehold

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PROPERTY SUMMARY

This end-terraced Victorian Townhouse is situated in a mature residential locality within easy reach of the town centre and a range of amenities. Renovated in recent years to provide well-planned accommodation with sitting room, fitted kitchen, 2 bedrooms and a shower room. There is a private garden close by and the property has the benefit of uPVC double-glazing, gas central heating and a Resident's parking permit scheme. Ideal for investment, retirement or first purchase, the property is offered for sale with no onward chain.

POINTS OF INTEREST

- *End-terrace Victorian town house*
- *Easy reach of Town Centre*
- *Period features*
- *Gas central heating, double glazing*
- *Ideal first time buyer/investment*
- *Resident's parking permit scheme*
- *Private garden close by*
- *NO ONWARD CHAIN*



ROOM DESCRIPTIONS

Sitting Room

Approached through double-glazed front door and having ornate period fireplace with slate mantel and raised hearth, coved ceiling cornices, 4 wall lights, radiator, TV aerial point, wood-effect flooring, room thermostat and double-glazed window providing pleasant front aspect.

Kitchen

Understairs storage recess with hat & coat rail, range of fitted base and wall units, worksurfaces and tiled splashbacks, single drainer sinktop, space with plumbing for washing machine, split-level cooker including 4-ring stainless steel gas hob with overhead illuminated extractor and integrated oven below, sunken ceiling lights, radiator, tiled floor, Worcester gas-fired combination boiler providing central heating and domestic hot water, double-glazed window and glazed door to rear.

Landing

Trap to roof storage space and carpet (also fitted to staircase).

Bedroom 1

2 wall lights, radiator, carpet and double-glazed window with pleasant outlook onto an open green.

Bedroom 2

Radiator, carpet, telephone extension point and double-glazed window to rear.

Shower Room

Tiled shower cubicle with Mira electric fitment, pedestal wash basin with tiled splashback, low level WC, upright ladder radiator, wall light/shaver socket, extractor, ceiling lights, carpet and storage cupboard with shelving.

Outside

The property is approached over a shared stone footpath and has a low brick boundary wall topped by iron railings.

There is a small, easily manageable garden situated close by. Brick-built store shed. The property also has a rear pedestrian access.

Services

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

Outgoings

Council tax band A - payable 2023/24 £1541.96.

Water and drainage rates are payable.

Directions

What3words: consoles.exits.treetop

Viewing

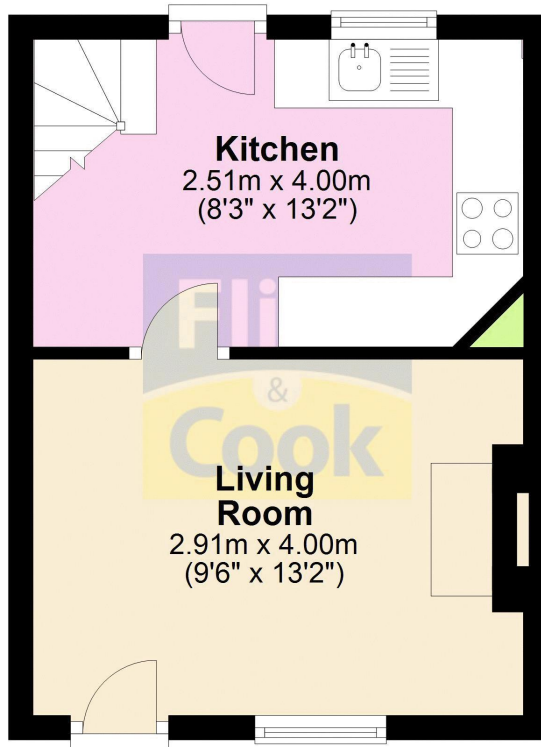
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166.

Money laundering regulations

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

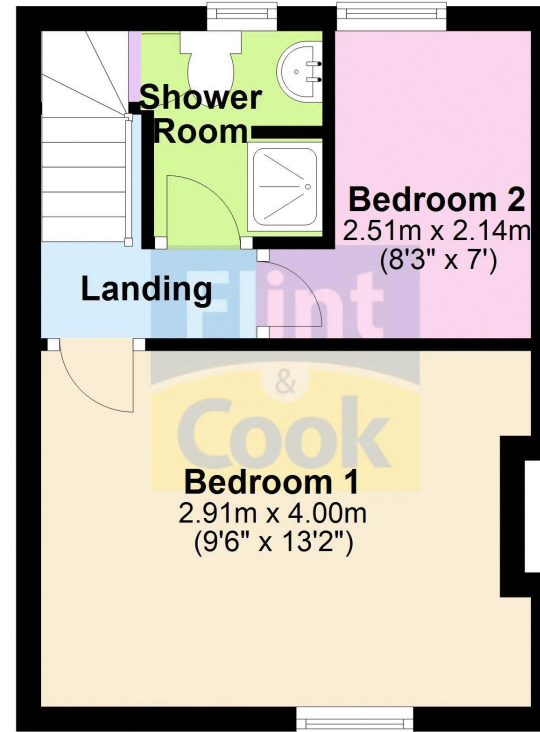
Ground Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



Total area: approx. 43.3 sq. metres (466.0 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+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	
(21-38)	F		89
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	