

FOR
SALE



46 Lower Thorn, Bromyard, Herefordshire HR7 4AZ

£290,000 - Freehold

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PROPERTY SUMMARY

This well planned 2-bedroom bungalow is situated at the end of a quiet cul-de-sac in a popular residential locality about 1/2 mile from the town centre of this historic market town. Bromyard offers a good range of amenities including independent shops, a theatre, dining and recreational facilities, and is well placed for access to the cathedral cities of Hereford (14 miles) and Worcester (15 miles) with the M5 motorway link.

The property stands in a really generous plot and has ample scope for extending the accommodation if required (subject to necessary consents). Offered for sale with no onward chain, we highly recommend an internal inspection.

POINTS OF INTEREST

- *Well planned detached bungalow*
- *Popular residential cul-de-sac*
- *Good size private garden*
- *Driveway parking and garage*
- *2 bedrooms, shower room*
- *Gas central heating, double-glazing*
- *Easy reach of amenities*
- *Ideal for retirement*
- *Lean-to conservatory*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance hall

Approached through uPVC door and having carpet, loft access hatch, door to

Kitchen

Range of base and wall units with worksurfaces and part tiled surrounds, 1 1/4 bowl sink unit with mixer tap, useful serving hatch to lounge, space for cooker with extractor hood over, space with plumbing for washing machine, space for refrigerator, wall mounted Worcester gas-fired central heating boiler with programmer, extractor fan, window overlooking the garden.

Lounge/diner

Carpet, 2 radiators, wall light points, sliding patio door to rear, side door with security grille to the

Lean-to Conservatory

Aluminium-frame with all round glazed windows with vertical blinds, sliding doors to garden, tiled floor, power points.

Bedroom 1

Carpet, radiator, window to front, airing cupboard with hot water cylinder and slatted shelving, built-in double wardrobe with shelf and hanging rail.

Bedroom 2

Carpet, radiator, window to front.

Shower room

Corner shower cubicle with aqua board surrounds, Mira electric shower fitment and glazed access doors, low flush WC, pedestal wash hand basin, mirror-fronted bathroom cabinet, half-tiled wall surrounds, tiled floor, towel rail/radiator, window.

Outside

The property is approached over a tarmac driveway flanked by mature shrubs, providing ample parking and turning space and leading to the Detached Single Garage with up-and-over door, rear window, light and power.

There is access via a wooden gate to the good size gardens which are a particular feature of the property being laid to lawn and bordered by beds stocked with a host of flowering shrubs and bushes, and several mature trees. The gardens are fully enclosed and offer a high degree of privacy and seclusion. To the immediate rear of the property there is a gravelled and paved patio area with useful garden shed and covered storage area to the rear of the garage.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2156.37. Water and drainage - metered supply.

Viewing

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

Directions

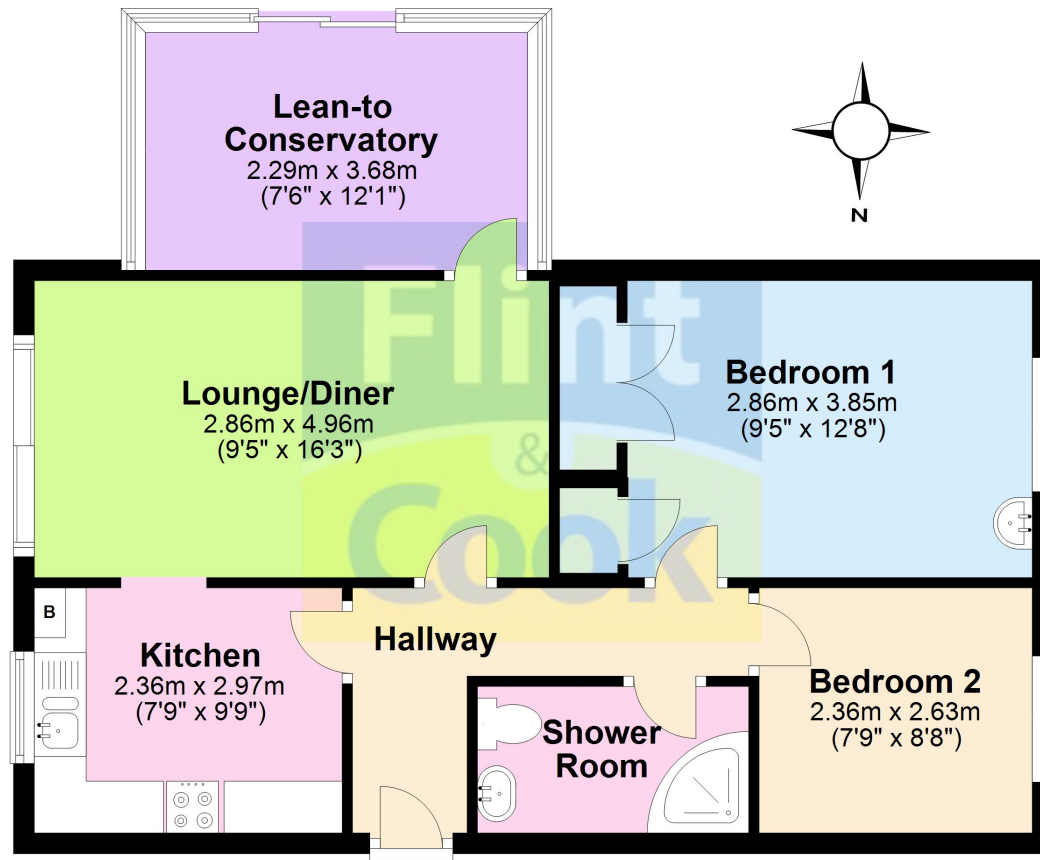
Proceed out of Bromyard initially towards Leominster on the A44, and opposite the shop (Morrison's Daily) turn right into Old Road. Take the 1st turning on the left into Lower Thorn, turn right at the T-junction and follow the road to the end of the cul-de-sac, and number 46 will be found in the right-hand corner. What3words/// hulk.blemishes.masters

Money laundering regulations

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

Floor Plan

Approx. 58.9 sq. metres (633.9 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

