

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.

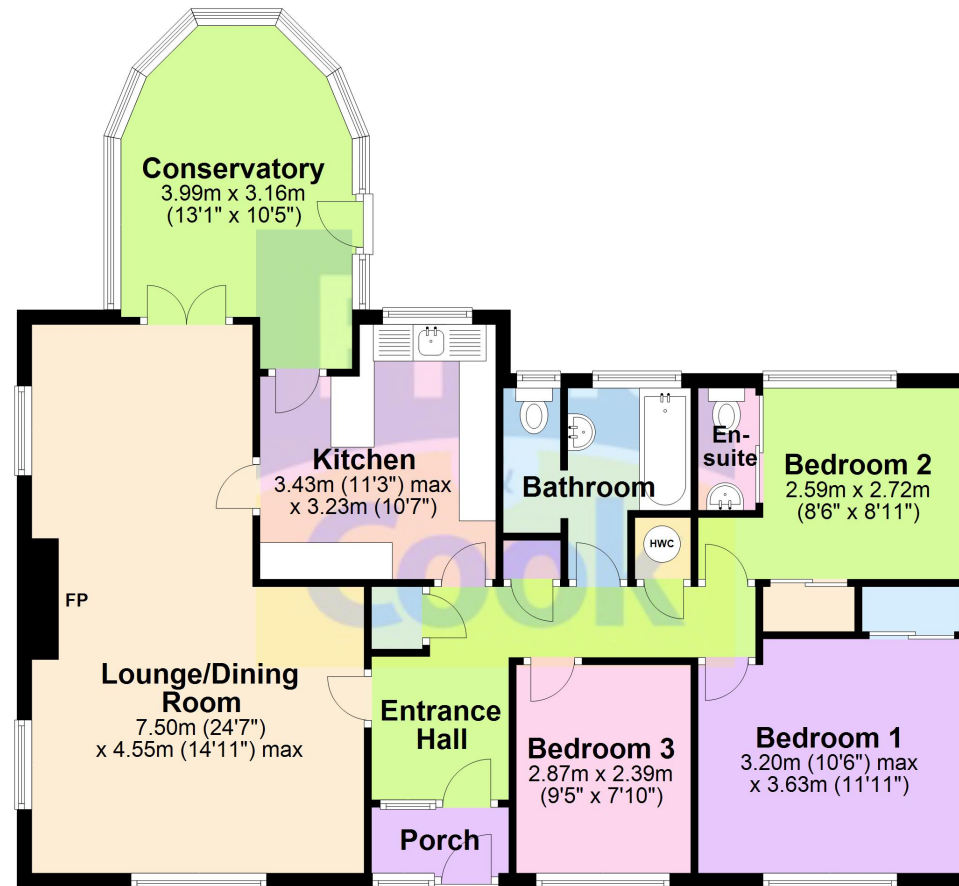
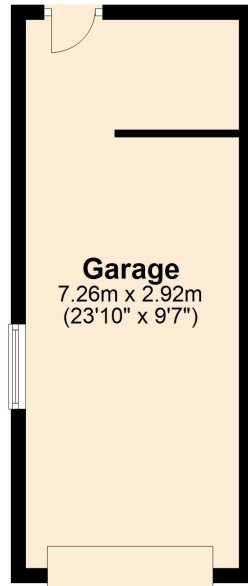
Ground Floor

Approx. 101.5 sq. metres (1092.1 sq. feet)



Lower Ground Floor

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 21.2 sq. metres (228.2 sq. feet)



Main area: Approx. 101.5 sq. metres (1092.1 sq. feet)

Plus garages, approx. 21.2 sq. metres (228.2 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+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		