

FOR
SALE



24 Stonehill Drive, Bromyard, Herefordshire HR7 4XB

£295,500 - Freehold

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PROPERTY SUMMARY

A well planned detached bungalow offering fantastic potential in a highly desirable location, within easy access to the town centre of Bromyard. Bromyard is an historic town with a good range of shopping, schooling and recreational facilities, and well placed for access to the cathedral cities of Hereford and Worcester (14 miles), and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles). There is motorway access at Worcester (M5) and Ledbury (M50).

The bungalow has spacious accommodation with double glazing and warm air gas fired central heating. There are 3 bedrooms (1 en-suite), a large lounge, dining room, conservatory, garage and private garden. This property has no onward chain and we highly recommend an inspection.

POINTS OF INTEREST

- *Detached bungalow*
- *Highly sought after location*
- *Easy reach of amenities*
- *3 bedrooms (1 en-suite)*
- *Garage & off-road parking*
- *Conservatory*



ROOM DESCRIPTIONS

Recessed Porch

Leading to part glazed front door into

Entrance Hall

With fitted carpet, ceiling light points, smoke alarm, heating control panel, heating duct, cloaks cupboard, storage cupboard with hanging rail and shelf, cupboard housing warm air heating system, and a further walk in storage area housing boiler, obscure glazed door to,

Living Room

Fitted carpet, coal effect gas fire with brick surround, tiled hearth and mantle, Tv aerial point, double glazed window to the front aspect, heating duct, ceiling light points, telephone point, archway through to

Dining Room

With fitted carpet, heating duct, ceiling light point and double glazed sliding doors to the

Conservatory

with fitted carpet, wall light, double glazed windows and double doors, polycarbonate roof.

Kitchen

With a range of matching wall and base units with ample work surfaces, part tiled walls, eye level integrated double oven, 4 ring gas hob with extractor over, 1.5 stainless steel sink and drainer unit with mixer tap over, double glazed window to the rear aspect, useful wooden shelving, space and plumbing for washing machine, space for under counter fridge and under counter freezer, fitted carpet, and part glazed door to side aspect into

Side Porch

with quarry tiled floor, window and doors to front and rear gardens.

Bedroom 1

With fitted carpet, heating duct, mirror fronted built in double wardrobes with wooden shelf and hanging rail, double glazed window to the front aspect, ceiling light point, TV Ariel point and door to

En suite Shower Room

With white suit comprising low flush wc, wash hand basin with mixer tap over, and walk in fully tiled shower cubicle with mains shower fitment, double glazed obscure window to the side aspect, heating duct, mirror fronted medicine cabinet, wooden medicine cabinet, mirror with light over, vinyl floor covering.

Bedroom 2

With fitted carpet, heating duct, built in double wardrobe with shelf and hanging rail, ceiling light points, double glazed window to the rear aspect.

Bedroom 3

With fitted carpet, heating duct, ceiling light point, double glazed window to the rear aspect.

Bathroom

Coloured suite comprising panelled bath with electric shower over and h&c taps over with fully tiled walls and shower curtain, low flush WC, wash hand basin with H&C taps over, heating duct, 2 towel rails, glass shelf, mirror with light over, mirror fronted medicine cabinet, obscure double glazed window to rear aspect, vinyl flooring.

Outside

The property is approached via a tarmacadam driveway leading to the garage, which features electric up and over door, light and power. The garage also features a personnel door into the side aspect of the garden. A well maintained lawn sits at the front, bordered by laurel hedging. A paved pathway leads to the front door and extends to the left, providing access to the rear garden, which can also be accessed from the right hand side of the property.

The rear garden is predominantly laid to lawn with generously sized borders stocked with a variety of plants. A pathway extends around the property leading to a small patio area - perfect for outdoor entertaining. Additional features include an outside tap and garden shed. The space is fully enclosed by a combination of brick walls and wooden fencing, ensuring privacy and security.

Services

Mains gas, electricity, water and drainage area connected. Gas-fired (ducted warm-air) central heating.

Outgoings

Council tax band D, payable 2024/25 £2425.91. Water and drainage rates are payable.

Directions

From the centre of Bromyard turn left by the Falcon Hotel into Pump Street and then at the T-junction turn right onto the A44. Take the 1st turning left into Stonehill Drive and follow the road to the top, the property is situated on your right hand side, as indicated by the Agent's sign.

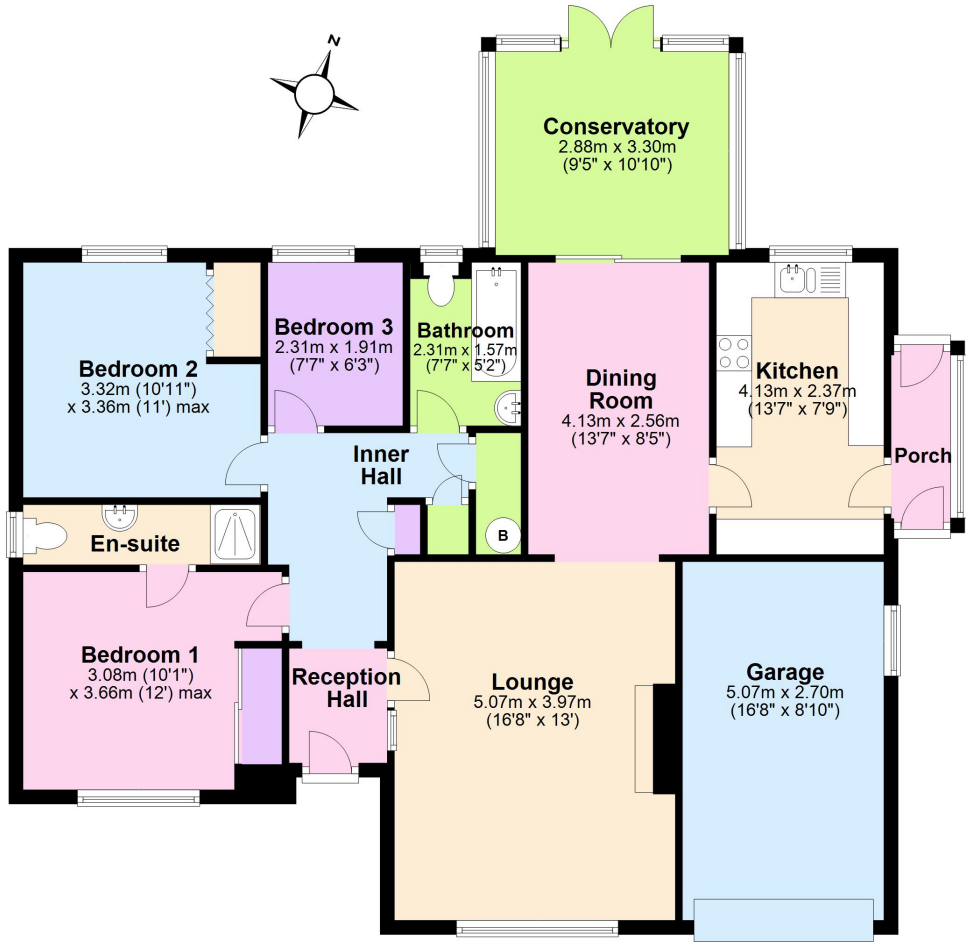
Viewings

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.

Floor Plan



These plans are for identification and reference only.
Plan produced using PlanUp.

24 Stonehill Drive, Bromyard

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		