

FOR
SALE



2 Rowberry Place, Rowberry Street, Bromyard HR7 4DT

£265,000 - Freehold

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PROPERTY SUMMARY

An exciting new development, conveniently located close to the town centre of the popular market town of Bromyard and well placed for access to the nearby towns of Malvern and Ledbury and the cathedral cities of Hereford (15 miles) and Worcester (15 miles with the M5 motorway link).

POINTS OF INTEREST

- *Private courtyard and parking*
- *EPC 'A' rated*
- *Super energy efficient - lower heating bills*
- *2 double bedrooms & 1 ensuite*
- *Detached house*
- *Central location*



ROOM DESCRIPTIONS

Description

An exciting new development, conveniently located close to the town centre of the popular market town of Bromyard and well placed for access to the nearby towns of Malvern and Ledbury and the cathedral cities of Hereford (15 miles) and Worcester (15 miles with the M5 motorway link).

Bromyard is a thriving market town within which there is a range of shops and amenities including a small theatre, leisure centre, doctor's surgery, churches, public houses and restaurants, sports clubs (rugby, football, cricket etc), both primary and secondary schools and the area is noted located for its lovely walks particularly on The Downs, Bringsty Common and the nearby National Trust estate of Brockhampton with its medieval moated manor house.

Constructed by a highly respected local business Court Property Developers Ltd who have undertaken over 60 local and regional projects (www.courtproperty.co.uk). Each property will be constructed to a very high standard covering a square footage of 80m² (861ft²) and designed to be highly energy efficient and with an EPC A rating (97), with air source heat pumps, PEV panels built into the roofs, triple glazed windows and underfloor heating on the ground floor, a 10 year structural build warranty, fully fitted kitchen with integrated appliances, allocated off road parking and courtyard garden.

The EPC 'A' rating, the highest on the scale, offers lower running costs and lower carbon emissions.

This plot includes 1 allocated parking space. Additional parking is available in near by car parks, less than a 5 minute walk away and on surrounding roads, subject to restricted hours. Parking permits are also available from Bromyard Town council at a current fee of £250 per annum.

The property is described in more detail below.

Canopy Porch

Part glazed uVPC door into

Entrance Hall

With wood effect flooring, under floor heating, smoke alarm, ceiling light point, consumer unit, carpeted stairs, window to the side aspect and doors to

Downstairs Cloakroom

with wood effect flooring, low flush WC, wash hand basin with tiled surround and mixer tap over and privacy window to the front aspect.

Open Plan Living Space/Kitchen

Living Space and Dining Area

with wood effect flooring and under floor heating continued, smoke alarm, 3 ceiling light points, TV aerial point, useful understairs storage, cupboard housing air source heat pump system, window to the side aspect and patio doors to the outside courtyard.

Kitchen Area

Fitted with a range of wall and base units with ample wooden work surfaces, the kitchen benefits from an integrated fridge freezer, integrated washing machine, integrated dishwasher, stainless steel sink and drainer unit with mixer tap over, a kitchen island with integrated 4 ring induction hob with integrated electric fan oven under and extractor island hood over.

Upstairs Landing

with radiator, window to the side aspect, smoke alarm, loft hatch, ceiling light point and doors to.

Master Bedroom

With fitted carpet, window to the side aspect, TV aerial point, ceiling light point and door to

En-Suite Shower Room

White suite comprising low flush WC, vanity wash hand basin with cupboard under, walk in shower cubicle with glazed screen, aqua board, mains shower unit with rainfall shower head and hand held fitment, ladder style radiator, extractor fan, wood effect flooring, extractor fan and shaver socket.

Bedroom 2

With fitted carpet, radiator, TV aerial point, window to front and side aspect, ceiling light point and useful storage cupboard.

Bathroom

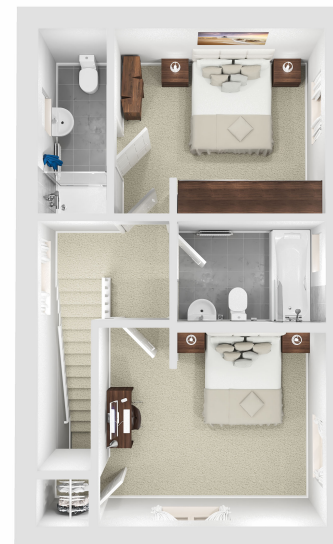
White suite comprising low flush WC, vanity wash hand basin with cupboard under, panel bath with aqua board, mains shower fitment, rainfall shower head and hand held fitment, and glazed screen, alder style radiator, extractor fan, shaver socket, wood effect flooring and window to side aspect.

Outside

The front of the property is accessed via a pathway leading to the front door, with a convenient parking space located to the front. A wooden side gate opens into the private courtyard featuring an outdoor tap, lighting and power sockets, making it a practical and versatile outdoor space.

Agents Note

The carpets in the bedrooms and entrance hall and the wood effect flooring in the living space are optional.



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