

FOR
SALE



16 Hatton Park, Bromyard, Herefordshire HR7 4EY

£275,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

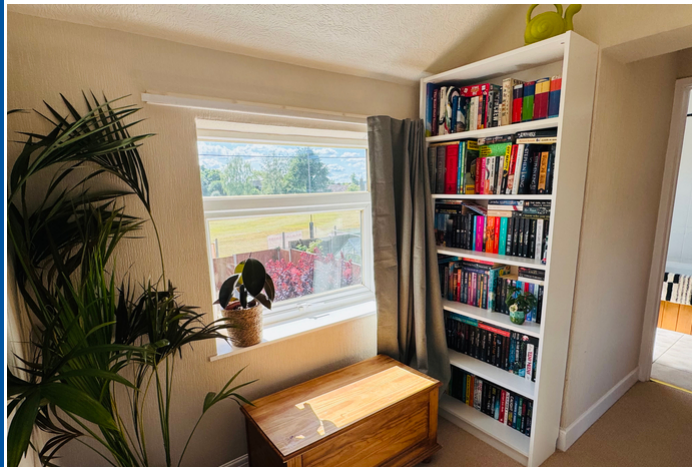
An older 3 bedroom semi-detached property located towards the end of a secluded cul-de-sac in a mature locality about 1/2 mile from the town centre of Bromyard providing ideal family or retirement accommodation.

The property benefits from ample off-road parking, a garage, gas central heating, double-glazing and gardens to both the front and rear.

We strongly recommend an internal inspection.

POINTS OF INTEREST

- *Older semi-detached house*
- *Mature locality on town outskirts*
- *3 bedrooms, family bathroom*
- *Outlook towards the Malvern hills*
- *Gas central heating, double glazing*
- *Garage and ample parking*



ROOM DESCRIPTIONS

Entrance hall

With laminate flooring, ceiling light point, radiator, recessed picture display, carpeted stairs and door to the

Sitting Room

With laminate flooring, window to front with a lovely aspect towards the Malvern hills, gas fire, radiator and opening to the

Kitchen

Fitted with a range of wall and base units, ample work surfaces, inset electric oven with 4 ring induction hob and extractor hood over, stainless steel sink and drainer unit, tiled surrounds, space and plumbing for washing machine, space for fridge/freezer, useful under stairs cupboard, 2 windows to the rear aspect, radiator, 2 ceiling light points. Door to the

Cloakroom

Low flush WC, radiator, tiled floor, window.

Integral Garage

Accessed via an opening from the inner hallway, with up-and-over door, light and power, Worcester gas-fired combination boiler and door to the rear garden.

First floor Landing

With fitted carpet, ceiling light point, loft hatch, recessed picture display and doors to

Bedroom 1

With fitted carpet, 2 windows to the front aspect with a fine view overlooking the Malvern Hills, radiator and ceiling light point.

Bedroom 2

With fitted carpet, radiator, window to front aspect, ceiling light point.

Inner Landing/Study Area

With fitted carpet, radiator, window to the rear aspect, ceiling light point.

Bedroom 3

With fitted carpet, radiator, ceiling light point, window to rear aspect

Bathroom

White suite comprising panelled bath with mains shower fitment over, vanity wash hand basin and low flush WC, tiled floor, radiator and window to rear aspect.

Outside

To the front of the property is a lawned area, a tarmacadam drive and gravel area providing parking for 4 vehicles with gated access to the rear of the property.

Immediately to the rear is a concreted patio area with steps leading to a lawn and a pathway to the block-built shed. The garden is bordered by stone and wooden fencing and overlooks the local cricket ground. There is an ornamental smoke tree, a useful outside light, and a garden tap.

Services

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

Outgoings

Council tax band C - £2,282 payable 2025/26
Water and drainage rates are payable.

Directions

What3Words
///sunggled.exits.treatable

Viewing Arrangements

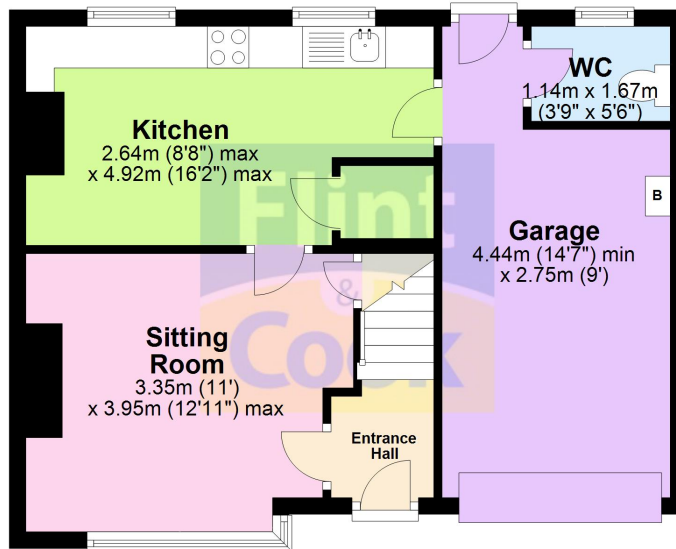
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166
Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to provide identification and proof of funds at the time of making an offer.

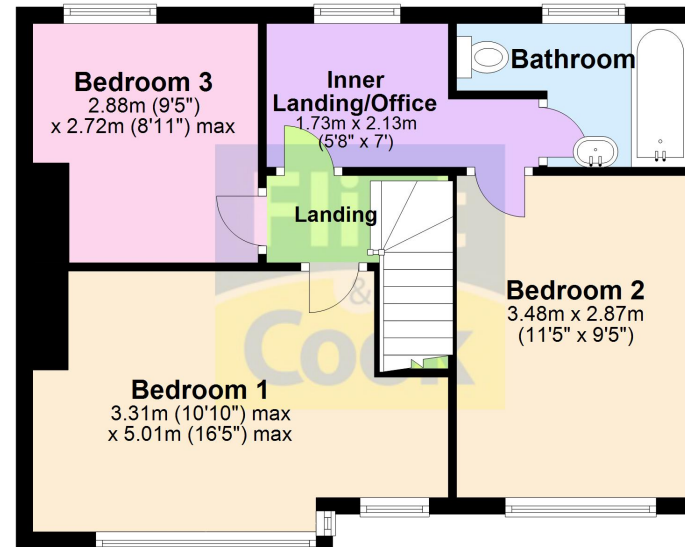
Ground Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			