

FOR  
SALE



28 Flaggoners Close, Bromyard, Herefordshire HR7 4TZ

£185,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 [bromyard@flintandcook.co.uk](mailto:bromyard@flintandcook.co.uk)



## PROPERTY SUMMARY

Conveniently situated on the western outskirts of Bromyard, a well planned modern mid terraced house with 2 bedrooms, large lounge, kitchen, conservatory and private rear garden.

Bromyard is well placed for access to the market towns of Malvern and Ledbury and the cathedral cities of Hereford (14 miles) and Worcester (15 miles with the M5 motorway link).

Bromyard is a thriving market town within which there are a range of local independent shops, several public houses, coffee shops and cafes, churches, a theatre, leisure centre and library, both primary and secondary schools. The town is situated adjacent to the Bromyard Downs; an area famed for its natural beauty offering an abundance of walks and wildlife and connecting to Bringsty Common and the Brockhampton Estate (National Trust).

The property has the added benefit of gas central heating, double glazing, parking and front and rear gardens. An internal inspection is high recommended.

## POINTS OF INTEREST

- *Modern Mid Terraced House*
- *2 Bedrooms, Large Lounge*
- *Gas Central Heating & Double Glazing*
- *Conservatory*
- *Front and Rear Gardens*
- *Parking*



## ROOM DESCRIPTIONS

### Canopy Porch

With part glazed uPVC door into

### Entrance Hall

With fitted carpet, carpeted stairs, smoke alarm, telephone point, ceiling light fitting and door to

### Large Lounge

With wood effect flooring, central heating thermostat, radiator, TV aerial point, ceiling light fitting and double glazed window to the front aspect.

### Kitchen

Fitted with a range of matching wall and base units, free standing gas cooker with 4 ring gas hob, stainless steel sink and drainer unit, radiator, space and plumbing for washing machine, double glazed window to the rear aspect, tiled effect floor covering, space for under counter fridge or freezer and wooden part glazed stable door into the

### Conservatory

With all round double glazed windows, radiator and tile effect floor covering and double casement doors opening onto the rear garden.

### First Floor Landing

With fitted carpet, loft hatch, smoke alarm, ceiling light point, doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window to front aspect, ceiling light point, built in wardrobe also housing the central heating boiler (2 years old), with wooden slatted shelving and hanging rail.

### Bedroom 2

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

### Bathroom

White suite comprising, low flush WC, panelled bath with mains shower fitting over and glazed shower screen, pedestal wash hand basin and tiled surround, part tiled walls, wood effect flooring and double glazed obscure window to the rear aspect.

### Outside

The front garden is laid to lawn and set behind a wood paling fence with a long paved footpath approaching the front door, with adjoining borders stocked with an array of shrubs and bushes.

The rear of the property is fully enclosed offering privacy, a full width decking area provides a perfect outside entertaining space. The remainder of the garden is laid to lawn and there is useful garden shed and outdoor tap. From the rear, there is a pedestrian gateway onto the adjoining country lane.

Car parking is provided in a communal parking area close by.

### Services

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

### Outgoings

Council tax band B - £1997.14 payable for 2025/2026

Water and drainage rates are payable.

### Directions

From Bromyard High Street turn left at the T junction at the top of town and follow the Old Road right to the top and turn right onto the A44. After a short distance turn right into Winslow Road and then left into Flaggoner's Close, no 28 is located on the right hand side.

### Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

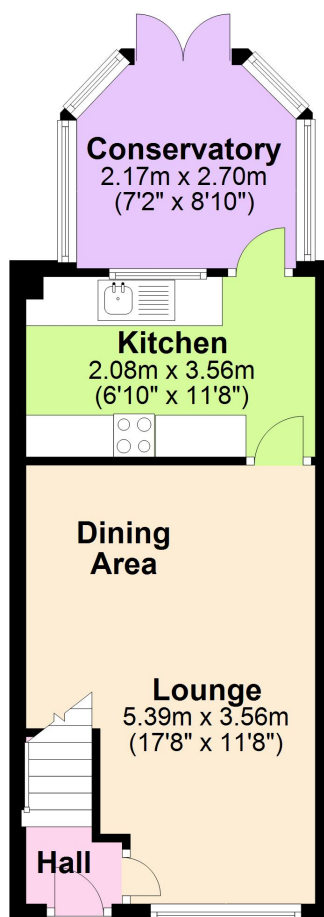
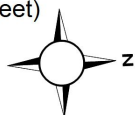
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

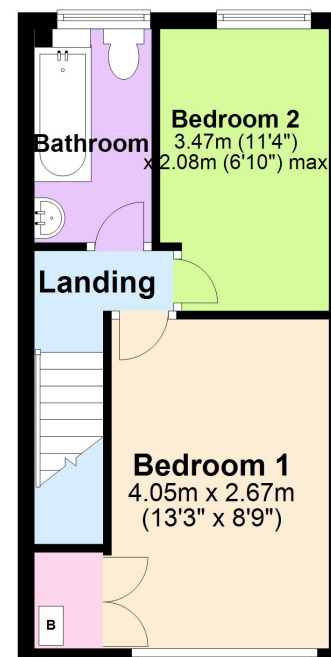
## Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	71	71
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	