

FOR  
SALE



37 West Hill, Bromyard HR7 4EU

£395,000 - Freehold

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## PROPERTY SUMMARY

This superbly presented semi-detached house stands slightly elevated from the road in a mature residential locality about 1/2 mile from the centre of the historic town of Bromyard. There are a good range of shopping, schooling and recreational amenities close by, including countryside walks, and Bromyard is also well placed for access to the cathedral cities of Hereford and Worcester, and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles approx).

Dating from the late Edwardian period, the property offers very spacious accommodation with many attractive features including lattice-glazed bay windows, high ceilings, fireplaces, picture rails, and has a really good size south-facing rear garden with level lawn and paved seating areas, garage and ample off-road parking.

## POINTS OF INTEREST

- *Extremely spacious Edwardian house*
- *Many attractive features*
- *Really good size rear garden*
- *3 reception rooms*
- *3 bedrooms, 1 en-suite*
- *Well placed for amenities*
- *Immaculately presented throughout*
- *Viewing highly recommended*
- *Garage, ample parking*
- *Gas central heating, double-glazing*



## ROOM DESCRIPTIONS

### Entrance Porch

Partly enclosed by feature brick walling, light, door to

### Reception hall

Feature circular window, carpet, radiator, staircase to first floor, ornate ceiling rose, cornicing and dado rail, central heating thermostat.

### Sitting room

A superb room with high ceiling, ornate ceiling rose, picture rail, dado rail, large bay window to front, feature fireplace with "living-flame" coal effect gas fire.

### Dining room

Having French doors with side windows to rear, radiator, carpet, ornate ceiling rose, cornicing and picture rail.

### Cloakroom

Mosaic tiled wall and splashback, WC, vanity wash basin with mirror over, extractor, floor covering, understairs storage cupboard, ladder-style radiator (electric).

### Breakfast room

Feature fireplace with ornate surround, tiled inset and hearth, mirror over, electric log burner-effect stove, window, door to

### Kitchen

Well fitted with an extensive range of base and wall units with worksurfaces and tiled surrounds, integrated appliances, Rangemaster cooker with 5-ring gas hob, 2 electric ovens and grill, overhead extractor, tiled floor, windows to side and rear, access hatch to loft space, downlighters, door to

### Splendid conservatory

All-round double-glazed windows on brick base with vertical blinds, electric heater, tiled floor, 2 wall lights, French doors to the rear patio and garden.

### Landing

Ornate ceiling rose, cornicing, picture rail, window to side and access hatch to insulated, part boarded roof space with light.

### Bedroom 1

A stunning room with large bay window to front with far-reaching views, radiator, ceiling cornice, ornate ceiling rose, carpet.

### Bedroom 2

Window to rear, carpet, radiator, ornate ceiling rose, ceiling cornice and door to En-suite shower room having shower cubicle with mosaic tiled walls, electric shower fitment, glass screen, wash basin and WC, tiled wall surrounds, tiled floor, downlighters, extractor.

### Bedroom 3

Radiator, carpet, window to rear.

### Family bathroom

Half tiled walls, tiled floor, bath with mixer tap/shower attachment, WC, wash hand basin with mirror over, ladder-style towel rail/radiator, window, useful built-in storage cupboard with hot water cylinder.

### Outside

To the front of the property there is a brick-paved driveway with brick retaining wall, flowerbed and lawned area, and the additional gravelled parking area provides ample off-road parking for several vehicles. There is an adjoining Garage with metal up-and-over door, light, power, window and personal side door.

Accessed via a wooden gate, the really good size rear garden includes a level lawn, flowerbeds and borders, a paved patio/seating area accessed from the Conservatory, which continues to the side. From the dining room there is a private enclosed courtyard area with raised borders. The garden is enclosed by fencing and hedging, and includes a garden shed/store, former productive vegetable garden, outside lights, garden tap.

### Services

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

### Outgoings

Council tax band C payable 2023/24 £2055.96. Water and drainage - metered supply.

### Money laundering regulations

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

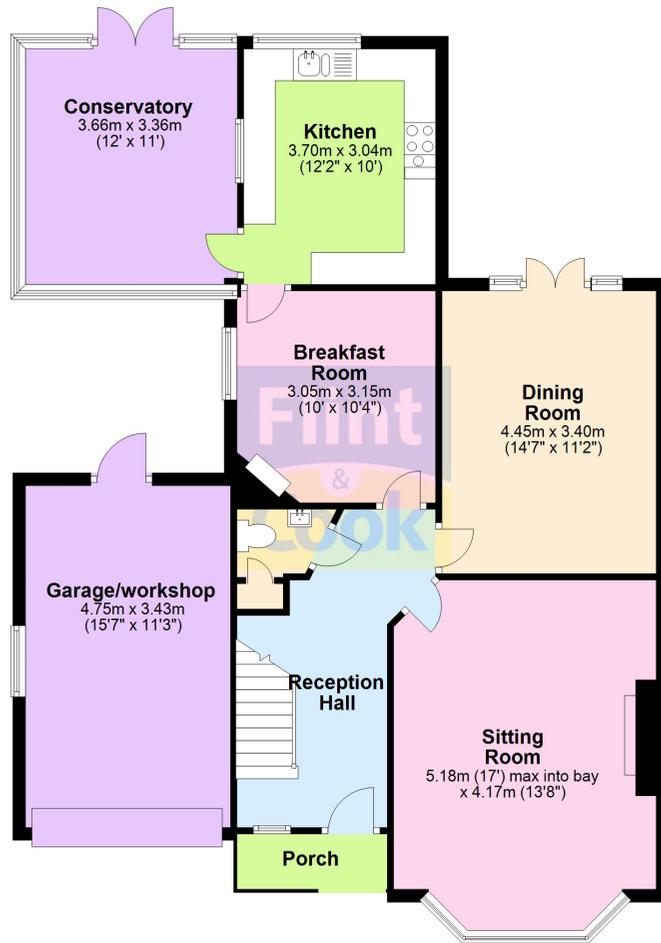
### Viewing

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

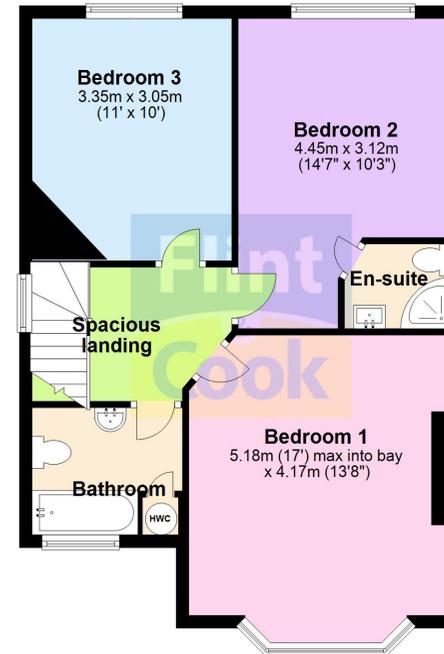
### Directions

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**Ground Floor**  
Approx. 103.3 sq. metres (1112.1 sq. feet)



**First Floor**  
Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 161.1 sq. metres (1734.0 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	58	80
England, Scotland & Wales		
EU Directive 2002/91/EC		