

FOR
SALE



6 Highwell Avenue, Bromyard, Herefordshire HR7 4EL

£315,000 - Freehold

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PROPERTY SUMMARY

This extended semi-detached property is in a sought-after residential location in the historic town of Bromyard. The accommodation is ideal for family occupation with 3 bedrooms, a spacious breakfast-kitchen, open-plan living/dining/sitting room, study/potential 4th bedroom, an enclosed rear garden, garage and ample parking.

Bromyard offers a range of independent shops, schooling and recreational facilities and is well placed for access to the Cathedral Cities of Hereford and Worcester (15 miles).

The property has solar panels, gas central heating and double-glazing, and we highly recommended an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Quiet cul-de-sac with lovely views*
- *Spacious semi-detached house*
- *Open-plan living accommodation*
- *3/4 bedrooms*
- *Garage and ample parking*
- *Central heating, solar panels*
- *Enclosed rear garden*
- *Easy reach of amenities*
- *Extended ground floor*



ROOM DESCRIPTIONS

Entrance hall

Laminate flooring, radiator, staircase to first floor.

Study/possible bedroom 4

Radiator, solar control panel, gas and electric meters, window to front with lovely outlook.

Cloakroom

WC, wash basin, tiled walls, radiator, window.

Spacious open-plan living/dining area

Carpet, wooden fireplace surround, radiator, large understairs storage cupboard, door to kitchen and archway to

Sitting room

Carpet, radiator, window to rear, patio doors to garden.

Breakfast-kitchen

Range of base and wall units, wood-effect worksurfaces, ceramic sink unit, part-tiled wall surrounds, laminate flooring, space with plumbing for dishwasher, electric cooker point, radiator, feature glass block window, breakfast bar, windows to side and rear, double doors to rear garden, door to

Utility room

Currently also used as an office, with built-in storage cupboards, door to garage, plumbing for washing machine, borrowed light window, radiator.

Landing

Carpet, access to boarded loft space with 2 rooflights.

Bedroom 1

Range of built-in wardrobes, radiator, carpet, TV aerial point, window to rear.

Bedroom 2

Carpet, fitted shelves, radiator, window with lovely outlook.

Bedroom 3

Carpet, radiator, window to rear.

Bathroom

Tiled walls, corner bath, WC, wash hand basin, separate shower cubicle, chrome-effect towel rail/radiator, window, useful storage cupboard, tiled floor,

Outside

To the front is a good-size tarmac driveway with ample parking and access to the

Attached garage

With light, power, up-and-over door, door to rear garden, gas-fired central heating boiler.

Garden

To the rear of the property is a gravelled and paved patio area with brick retaining walls and steps leading to the good-size lawn bounded by hedges and fencing, with mature shrubs and a garden shed.

Services

Mains electricity, water, drainage and gas are connected. The property has gas-fired central heating and Solar panels.

Outgoings

Council tax band C payable 2023/24 £2055.96.

Water and drainage - metered supply.

Viewing

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

Directions

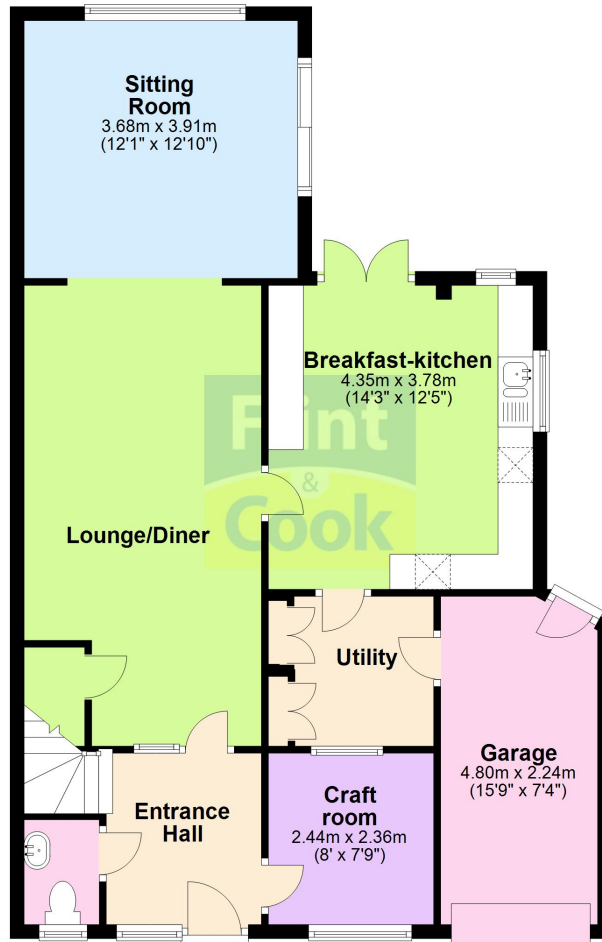
What3words: available.comforted.dove

Money laundering regulations

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

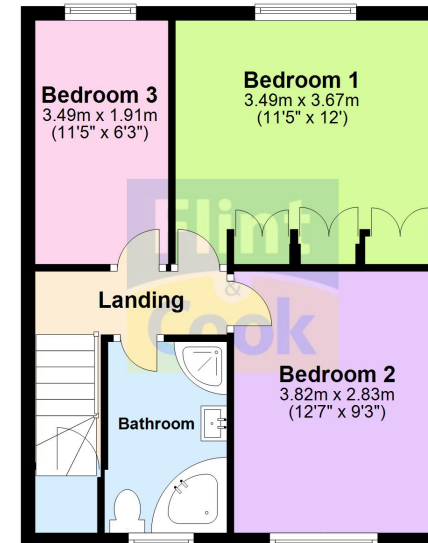
Ground Floor

Approx. 85.0 sq. metres (915.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 126.8 sq. metres (1365.2 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	