

FOR  
SALE



15 Hardwick Close, Bromyard, Herefordshire HR7 4TY

Asking price £225,000 - Freehold

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## PROPERTY SUMMARY

A modern end-terraced property in a mature residential locality on the western edge of the historic town of Bromyard. Ideal for family occupation the accommodation includes a large lounge, kitchen with dining area, 3 bedrooms, off-road parking and enclosed rear garden.

Bromyard offers a good range of shopping, schooling and recreational amenities and is well placed for access to the Cathedral Cities of Hereford and Worcester (15 miles) and the Market Towns of Leominster, Ledbury and Tenbury Wells (12 miles approx).

## POINTS OF INTEREST

- *Modern end-terraced house*
- *Mature residential locality*
- *3 bedrooms, wetroom*
- *Fitted kitchen with appliances*
- *Lovely outlook to the rear*
- *Dining area*
- *Enclosed rear garden with pond*
- *Easy reach of amenities*



## ROOM DESCRIPTIONS

### Entrance hall

Laminate floor covering, carpeted staircase to first floor, doors to lounge and

### Kitchen/dining room

Well fitted with range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap, slimline dishwasher, range-style gas cooker with 8 burner hob and extractor hood, washing machine, window to front and tiled floor continuing through the dining area, 2 radiators, ceiling light fitment, wall mounted gas-fired combination boiler.

### Lounge

Carpet, radiator, window to rear, feature fireplace with wooden surround and fitted electric plasma fire, door to

### Rear porch

Carpet, radiator, window to side and door to rear patio.

### First floor Landing

Carpet, access hatch to part-boarded roof storage space with light and housing the solar panel meters.

### Bedroom 1

Carpet, radiator, ceiling fan/light fitment, window to rear with lovely outlook.

### Bedroom 2

Carpet, radiator, window to front.

### Bedroom 3

Carpet, radiator, window to rear with far-reaching views.

### Wet room

Fully tiled walls, non-slip floor covering, low flush WC, wash basin, electric shower fitment, radiator, extractor, window.

### Outside

To the front of the property is a concreted driveway providing off-road parking for 2 vehicles and access to the former Garage with up-and-over door, light and power. The path continues via an ornamental gate to the rear of the property.

Immediately adjoining the rear is a paved patio area. There is a further raised gravelled garden area with picket fence and low retaining brick wall, attractive ornamental pond with mature shrubs, and useful garden shed. There is pedestrian access onto the lane at the rear with lovely countryside walks close by.

### Services

Mains water (metered), gas, electricity and drainage are connected. Solar panels (Evergreen Rent a Roof scheme). Gas-fired central heating.

### Outgoings

Council tax band B payable 2024/25 £1886.82. Water and drainage - metered supply.

### Viewing

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

### Money laundering regulations

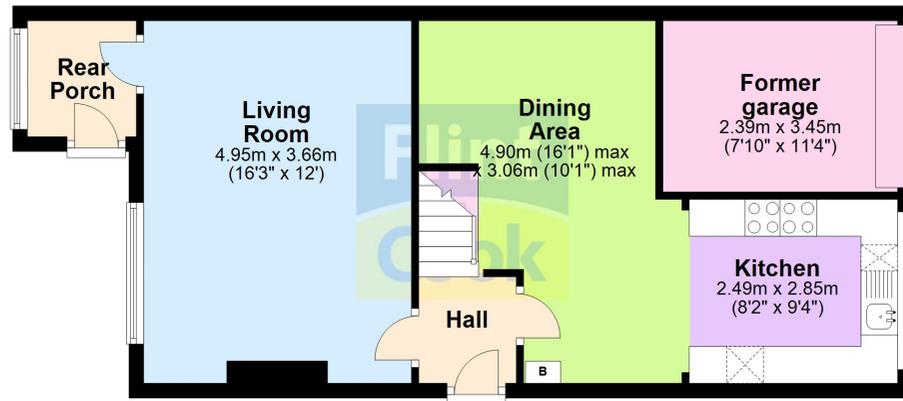
Prospective purchasers will be asked to provide photo identification, address verification and proof of funds at the time of making an offer.

### Directions

What3words ///sagging.boats.booms

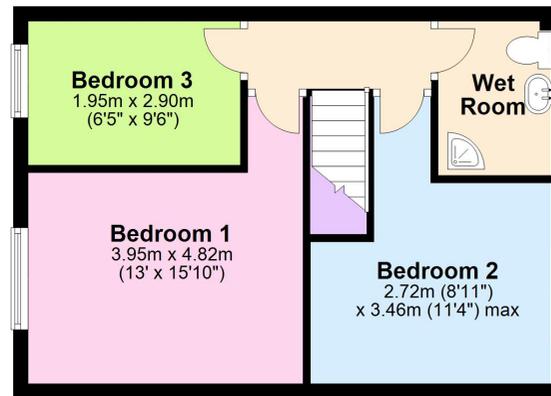
### Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	86
(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			
England, Scotland & Wales			
EU Directive 2002/91/EC			