

FOR
SALE



11 Damson Tree Close, Bromyard HR7 4UN

£175,000 - Freehold

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

PROPERTY SUMMARY

This very well-presented mid-terraced bungalow is in a popular location on the town outskirts, about .75 miles from the centre of the historic town of Bromyard.

The town offers a good range of amenities including independent shops, sports clubs, the Conquest theatre, pubs and restaurants, and lovely countryside walks. Bromyard is well placed for access to Hereford and Worcester (15 miles) and the market towns of Ledbury, Leominster and Tenbury Wells (12 miles approx).

The well planned accommodation has electric night storage heating, double-glazing and ample off-road parking, and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Excellent mid-terraced bungalow*
- *Popular residential locality*
- *Double bedroom with wardrobe*
- *Breakfast kitchen, rear porch*
- *Looking over open fields*
- *Landscaped rear garden*
- *Ample off-road parking*
- *No onward chain*
- *Ideal for retirement*
- *Well presented throughout*



ROOM DESCRIPTIONS

Canopy porch

With light, door to useful store and uPVC double-glazed door to the

Entrance hall

Carpet, door to

Lounge

Carpet, large window to front, coved ceiling cornice, wooden fire surround with electric fire, night storage heater, double storage/cloaks cupboard with hatch to loft space, airing cupboard with hot water cylinder and electric immersion heater, door to

Inner hall

Carpet.

Bathroom

White suite including panelled bath, wash basin and WC, part-tiled wall surrounds, carpet, wall mounted electric heater, extractor, useful bathroom cabinet.

Bedroom

Window to rear overlooking the garden, carpet, coved ceiling cornice, night storage heater and large wardrobe with sliding access doors.

Breakfast-kitchen

Range of base and wall units with worksurfaces and tiled splashback, stainless steel sink unit, space with plumbing for washing machine, space for cooker with electric cooker point, coved ceiling cornice, carpet, striplight, wall mounted electric heater, window, door to

Rear porch

Ideal for housing tumble drier, brick-built with tile-effect floor covering, uPVC double-glazed window and door to rear garden.

Outside

To the front of the property is a good-size block-paved driveway offering ample parking for 2 vehicles, with a gravelled border to the side.

Garden

Immediately to the rear of the bungalow is a concreted patio area. The rear garden has been landscaped for ease of maintenance and includes wooden-edged borders, a shaped central border and paved and gravelled pathway. There are many ornamental shrubs and bushes and the garden is enclosed by wooden fencing.

Services

Mains electricity, water and drainage are connected. Electric storage heating.

Outgoings

Council tax band B, payable 2024/25 £1886.62.

Water and drainage - metered supply.

Directions

What3words ///shells.famous.shuttling

Viewing

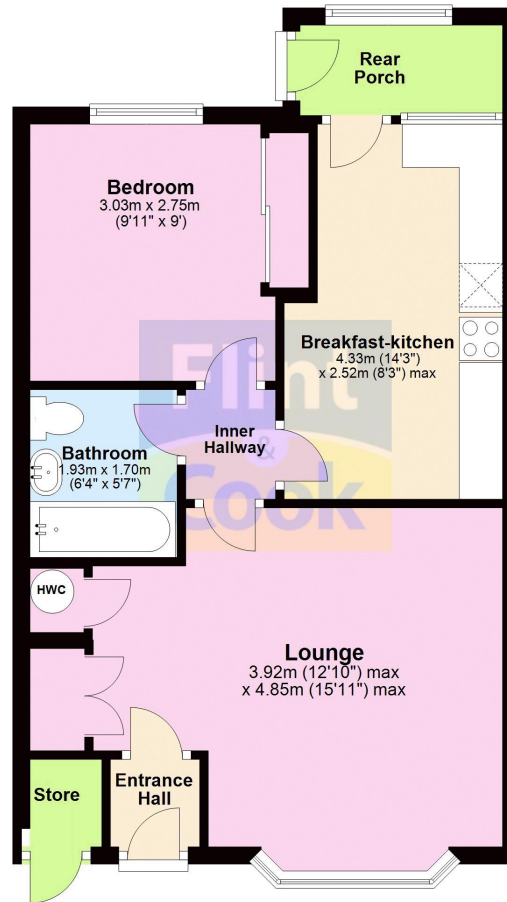
Strictly by appointment through the Agent, Flint & Cook (01885) 488166.

Money laundering regulations

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

Floor Plan

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 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	93
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC