

FOR  
SALE



21 Summerpool, Bishops Frome, Worcester, Herefordshire WR6 5AZ

£170,000 - Freehold



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## PROPERTY SUMMARY

This 2 bedroom mid-terraced house is situated in the popular village of Bishops Frome, a short distance from the market town of Bromyard (5 miles) and Ledbury (9 miles). Local village amenities include a village shop, St Mary's church, two public houses, bus routes, primary schools in Burley Gate and Ashperton and the Hop Pocket Shopping Village nearby.

The property is in need of modernisation but offers spacious accommodation, benefitting from 2 double bedrooms, fantastic storage throughout, good sized private garden and ample off road parking. There is no onward chain and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *2 bed mid terraced house*
- *Spacious living/dining room*
- *Private rear garden*
- *Ample off-road parking*
- *Ideal investment property*



## ROOM DESCRIPTIONS

### Porch

With wooden part glazed front door leading into

### Entrance Hall

With tiled floor, smoke alarm, ceiling light point, radiator, heating control, carpeted stairs leading up and doors to

### Storage Room

With exposed brick walls, concrete floor, ceiling light point, and part glazed wooden door to the front.

### Kitchen

With a range of wall and base units, work surfaces, tiled surround, breakfast bar, 1.5 bowl sink and drainer unit with mixer tap over, space for an electric cooker, 4 ring electric hob with extractor over, tiled floor and glazed double doors leading to

### Garden Room

With exposed brick walls, concrete flooring and glazed sliding doors to the rear garden.

### Living Room

With tiled floor, radiator, double glazed window to front and rear, 2 ceiling light points, TV aerial point, under stairs storage, hot water switch, electric timer, log burner with tiled hearth and mantle, wooden door to

### Store Room and Rear Porch

With exposed brick walls, concrete floor, ceiling light point, radiator, fuse box and wooden part glazed door to rear garden.

### First Floor Landing

With fitted carpet, loft hatch, double glazed window over looking the garden, smoke alarm, ceiling light point and doors to

### Bedroom 1

With wooden flooring, radiator, double glazed windows to the front and rear over looking the park, radiator.

### Bedroom 2

With wooden flooring, radiator, useful walk in storage cupboard with shelf and hanging rail, airing cupboard housing the hot water cylinder with wooden slatted shelving, double glazed window to the front aspect, ceiling light point.

### Bathroom

With coloured suite comprising panelled bath with electric shower unit over and fully tiled wall, wash hand basin, low flush WC, double glazed obscure window to the rear aspect, extractor fan, ceiling light point and radiator.

### Outside

The front of the property features a paved parking area alongside a lawned section. The parking area provides access to both the front door and storage room. The front boundary is enclosed by hedging, metal gates and fencing, offering both privacy and security.

### Rear Garden

Accessed via the garden room and rear porch, the spacious back garden is predominantly laid to lawn, with a pathway leading to the top of the garden. It boasts well established plants and shrubs, along with a charming shrub bed enclosed by a small wooden fence. A large shed sits at the rear of the garden, and a wooden gate provides direct access to the neighbouring park. The entire garden is securely enclosed by wooden fencing.

### Services

Mains water, electricity and drainage are connected.

### Outgoings

Council tax band B - £1,807.54 payable for 2024/2025  
Water and drainage rates are payable

### Directions

From Bromyard take the A465 towards Hereford and a short distance after leaving Bromyard bear left onto the B4214 towards Ledbury and Bishops Frome. As you approach the village at the bottom of a hill take the left hand turn into Summerpool, then take the right turn into the group of houses and number 21 is situated toward the left on the right hand side as indicated by the Agent's board.

### Viewings

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

### Opening Hours

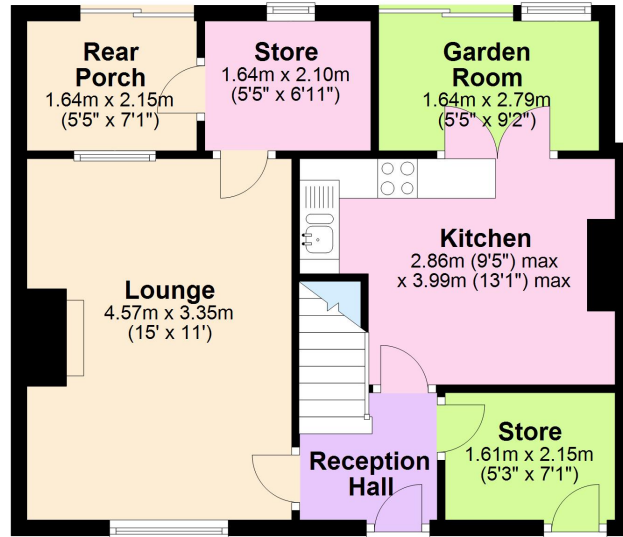
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

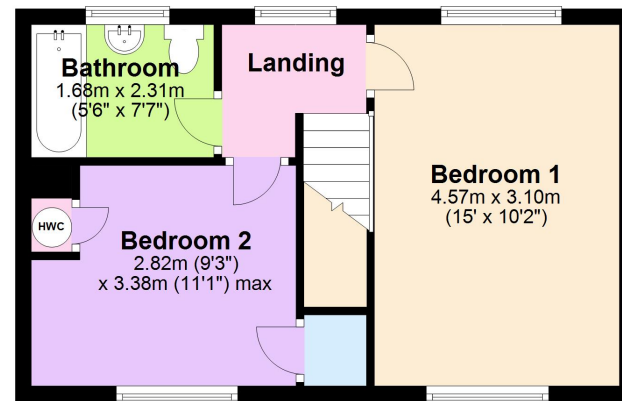
### Ground Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



### First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

## 21 Summerpool, Bishops Frome, Worcester

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>82</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>54</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		