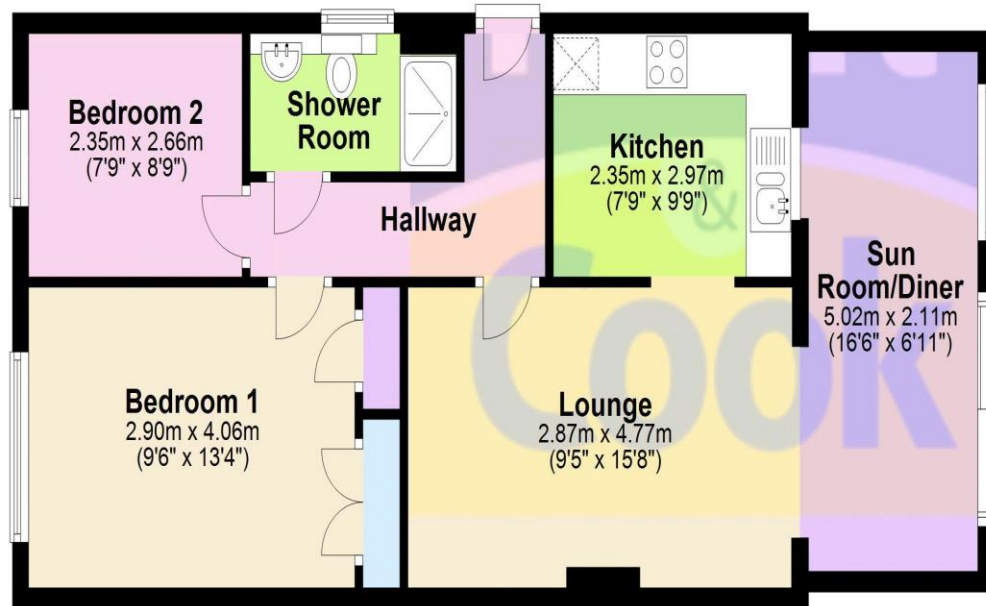


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Floor Plan

Approx. 75.6 sq. metres (813.8 sq. feet)



Garage
2.65m x 4.93m
(8'8" x 16'2")



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Flint & Cook



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Draft Sales Particulars – Subject to vendors approval



51 Lower Thorn Bromyard HR7 4AZ

£230,000

- Extended Detached Bungalow
- Sought-after residential cul-de-sac
- 2 Bedrooms, shower room
- Superb Sun Room
- Garage, gardens to front and rear
- Ideal for retirement

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51 Lower Thorn Bromyard Herefordshire HR7 4AZ

This modern detached bungalow is situated in a small residential cul-de-sac in a highly sought-after location less than a mile northwest of the town centre.

Bromyard is an historic former market town with a wide range of independent shops, schools and recreational facilities. The cathedral cities of Hereford and Worcester are about 14 miles distant and there is easy access to Leominster, Ledbury and Tenbury Wells (12 miles), with Motorway access M5/jct 7 at Worcester (17 miles).

Built of an attractive facing brick under a tiled roof, the bungalow has been extended to provide a superb sun/dining room with feature high sloping ceilings. Quality fittings are provided throughout including oak flooring to many rooms and the property has the benefit of gas-fired central heating and PVC double-glazed windows, a detached garage and landscaped rear garden.

In detail the accommodation comprises:

Accommodation

Entrance Hall

Approached through uPVC front door, radiator, trap to roof storage space, oak flooring.

Lounge

Feature "living flame effect" fan assisted electric room heater, TV aerial point, telephone point, upright radiator, 2 wall up-lighters, oak flooring, through access to

Splendid Sun/dining room

High sloping feature ceiling, wall up-lighter, double-glazed windows, tiled floor, radiator, French doors opening onto rear garden.

Kitchen

Fitted with range of base and wall units, worksurfaces and tiled splashbacks, 1 1/4 bowl stainless steel sink unit with mixer tap, space with plumbing for washing machine, 4-plate ceramic hob with overhead extractor, Siemens built-in electric fan oven and grill housed in fitment, cupboard housing Worcester wall-mounted gas-fired combination boiler providing central heating and instant hot water, oak flooring, feature opening into sun room.

Bedroom 1

Radiator, carpet, telephone point, built-in triple wardrobe with shelving and hanging rails and double-glazed window with outlook onto front garden.



Bedroom 2

Radiator, carpet and double-glazed window with front aspect.

Walk-in Shower Room

Tiled floor, double-width shower cubicle with aqua-board surround, mains shower fitment and extractor, vanity wash-hand basin with storage units, WC with concealed cistern, part-tiled surround, wall mounted mirror with light over, radiator, window.

Outside

The property is approached through wooden gates and has a tarmac driveway with pedestrian ramp access to the front door. The front garden is enclosed by fencing and is laid to lawn with a slate border and adjoining flower bed.

N.B. The ramp is easily removed if not required.

There is a **Detached Brick-Built Garage** with electric roller door, side door, rear window, light and power.

The rear garden is fully enclosed and provides a high degree of privacy. Designed for ease of maintenance, there are terraced paved patios and raised slate covered beds with flower border to the rear, enclosed by wooden fencing. Outside meter cupboards. External lighting. Garden tap.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £2055.96

Water and drainage - metered supply.



Tenure & possession

Freehold - vacant possession on completion.

Directions

From Bromyard Town Centre proceed to the end of High Street, at the T-junction turn left into Cruxwell Street which continues into Old Road. Take the 4th turning on the right into Lower Thorn. Continue to the T-junction, turn right, bear round to the right again and the property is on the right-hand side

Viewing

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

Money laundering regulations

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

Opening hours

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

ST BD001333 October 2023 (2)

