

FOR
SALE



29 Firs Orchard, Bromyard, Herefordshire HR7 4BB

£305,000 - Freehold

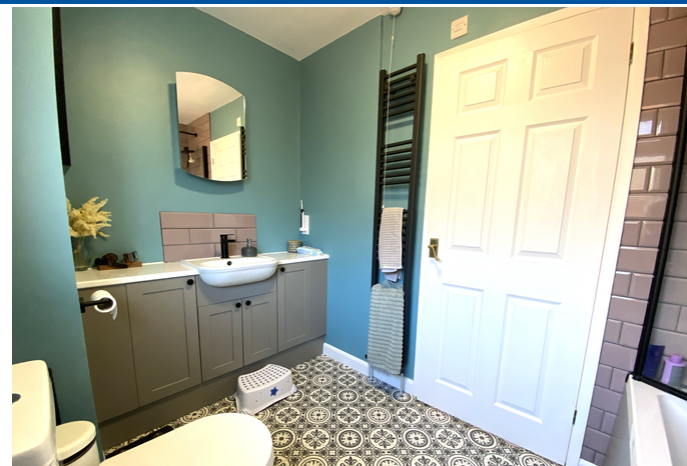
37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This modern link-detached house is situated in a mature and well-established residential locality about ½ mile northwest of the town centre and offering ideal family accommodation. The original house has been extended to provide 3 good-size bedrooms with the added benefit of gas central heating, double glazing, private rear garden, garage and ample off-road parking. There is easy access to the town's main amenities including schools, excellent range of shops, a bus service and recreational facilities.

POINTS OF INTEREST

- *Extended link-detached house*
- *Ideal family home*
- *Close to town centre*
- *3 Good size bedrooms*
- *2 Receptions*
- *Gas central heating & double glazing*
- *Garage & ample off-road parking*
- *Private rear garden*



ROOM DESCRIPTIONS

Entrance Hall

Approached through uPVC double-glazed door, tile-effect flooring, useful store cupboard, coathooks, door to

Dining Room

Two radiators, coved ceiling cornices, wood-effect flooring, room thermostat, the extension provides an ideal place for a desk/reading area with plenty of natural light and sliding patio doors to the rear garden. There are double doors to the lounge and open access to the

Kitchen

Range of wall and base units with worksurfaces, single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, split level cooker including 4-ring ceramic hob with overhead extractor and integrated fan assisted double oven with microwave, partially tiled walls, coved ceiling cornices, tiled floor, window to the rear.

Large Lounge

Woodburning stove on raised slate plinth with log store below, coved ceiling cornices, radiator, carpet, open-tread staircase to first floor, window to front.

First floor landing

Carpet, access hatch to roof space, window, large linen cupboard with slatted shelving.

Bedroom 1

Carpet, radiator, useful built-in wardrobe with shelf and hanging rails, window to the front.

Bedroom 2

Carpet, radiator, dressing table area, window to rear.

Bedroom 3

Carpet, radiator, window to rear.

Bathroom

Fully tiled walls, panelled bath with mains shower fitment with overhead and handheld units, glazed screen, vanity wash hand-basin with storage cupboard below, WC, extractor, towel rail/radiator, toothbrush charging point, tile-effect floor covering.

Outside

To the front of the property there is a good-size tarmacadam driveway providing ample parking for 3/4 vehicles and access to the

Attached Garage with up-and-over door, light, power, radiator, cold water tap, rear window, side access door and Worcester gas fired central heating boiler. Outside lighting. Wood and bin store.

The sunny rear garden is fully enclosed and includes a paved patio, lawn, sleeper edged borders with range of ornamental shrubs and raised gravelled area with garden shed.

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.

Money laundering regulations

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

Viewing

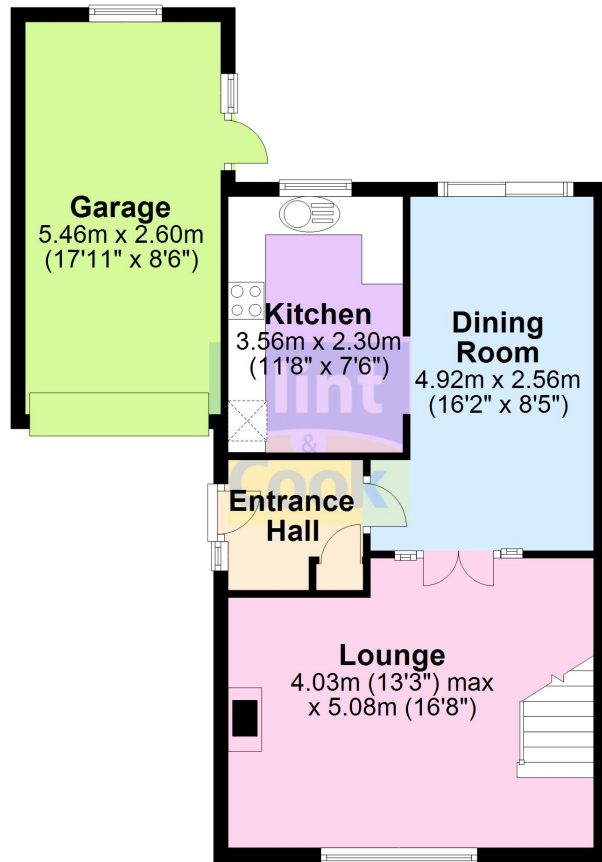
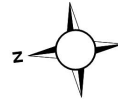
Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166.

Directions

What3words - aunts.crackled.recline

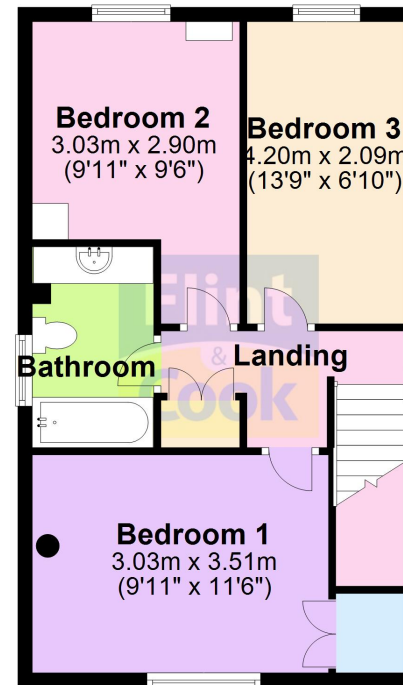
Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 109.4 sq. metres (1178.1 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			
		66	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	