



House - Semi-Detached

11 BRAMLEY ORCHARDS, BROMYARD, HR7 4UT

£310,000

FEATURES

- Double glazing & central heating
- 4 Bedrooms
- Modern semi-detached house
- Ample off-road parking
- Private enclosed garden
- Beautifully presented throughout



4 Bedroom House - Semi-Detached located in Bromyard

Canopy Entrance Porch

with part glazed uVPC door into the

Entrance Hall

With luxury vinyl wood effect flooring, radiator, ceiling light point and doors to

Cloakroom

With luxury vinyl wood effect flooring, low flush WC, vanity wash hand basin with tiled surround, radiator, consumer unit and a double glazed window to the front aspect.

Lounge

With fitted carpet, carpeted stairs leading up, 2 radiators, large double glazed windows to the front aspect, useful under stairs storage, ceiling light point, central heating thermostat, 2 TV ariel points, central heating thermostat and door into

Kitchen/Breakfast Room

Fitted in 2021, with matching wall and base units with ample quartz work surfaces and quartz surrounds, inset 4 ring induction hob with extractor hood over, built in eye level single oven and eye level microwave/combi oven, stainless steel single sink and quartz drainer, space for fridge/freezer, integrated dish waster, wall mounted boiler, double glazed window to the rear aspect, vertical radiator, LVT wood effect flooring. Dining Area With feature wall panelling and double glazed sliding patio doors to the rear and door to

Dining Room/Snug

With window to rear aspect, 2 TV Ariel points, LVT wood effect flooring and door to

Utility Room

With wall units, work surface and tiled splash back, circular stainless steel sink with mixer tap over, space and plumbing for washing machine, space for tumble drier, radiator, LVT flooring, window to side aspect.

First Floor Landing

with fitted carpet, smoke alarm, loft access hatch, airing cupboard with wooden slatted shelving and radiator, doors to

Bedroom 1

with fitted carpet, radiator, window to front aspect, fitted wardrobe, ceiling light point.

Bedroom 3

With fitted carpet, radiator, window to rear aspect, built in wardrobe, ceiling light point.

Bedroom 4

With fitted carpet, window to front aspect, ceiling light point, TV aerial point.

Second Landing

with fitted carpet, loft access hatch and doors to

Bathroom

With white suite, comprising panelled bath with hand held shower fitment, low flush WC, vanity wash hand basin, extractor fan, double glazed window to the rear aspect, ladder style radiator, part tiled walls, ceiling light point.

Bedroom 2

With fitted carpet, window to the rear aspect, built in wardrobe, ceiling light point and TV aerial point.

Shower Room

With tiled floor, walk in fully tiled shower cubicle with glazed screen and mains shower fitment, vanity wash hand basin, ladder style radiator, window to side aspect, extractor fan.

Outside

The property is approached via a tarmacadam driveway providing off road parking with a pathway leading to the front door, bordered by decorative stone and lawn with feature palm trees, all enclosed by a brick wall and wooden fencing. An additional parcel of land to the front provides extra parking. A side wooden gate gives access to the rear garden, which features a decked seating area an ideal space for outdoor entertaining, a greenhouse with power, and a second decked seating space. The remaining garden is laid to lawn and includes

two wooden sheds with light and power, a rabbit enclosure with light, an outdoor tap, and external power sockets.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,997 payable for 2025/2026 Water and drainage rates are payable.

Directions

From Bromyard take the A44 towards Leominster, after passing the turn to Hereford take the second left into Winslow Road. Follow the road and Bramley Orchard is the 7th turning on the left hand side. Continue along Bramley Orchard taking the first turning left and the property is on the left hand side.

Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

Opening Hours

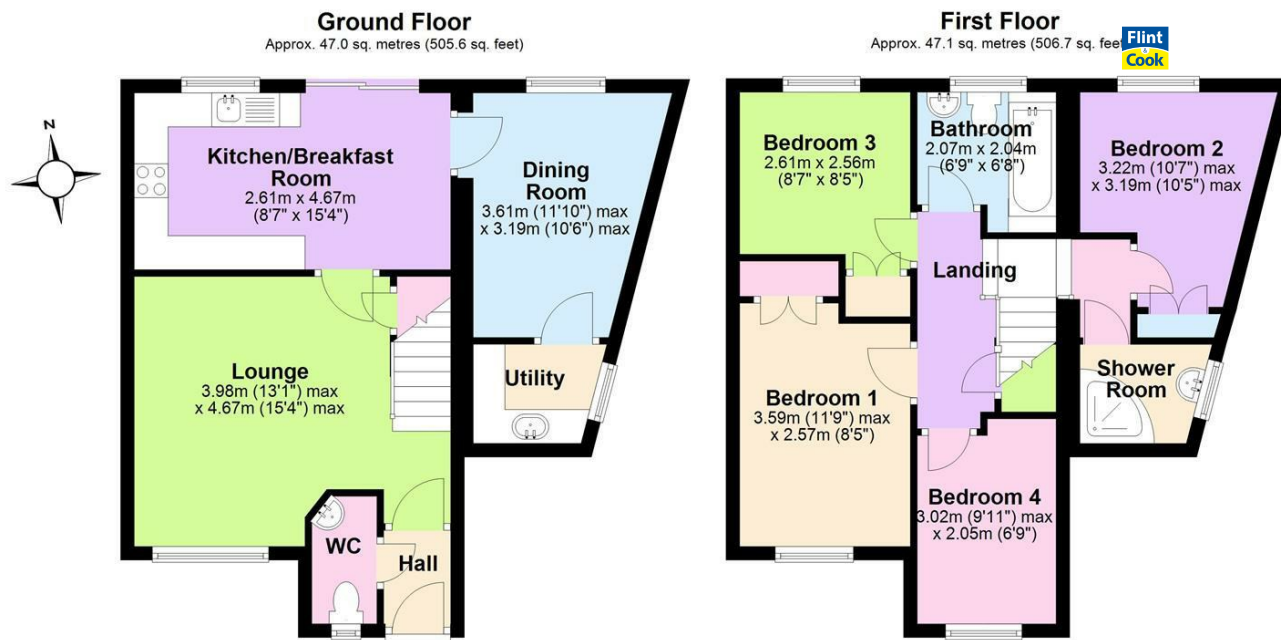
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

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



FLINT AND COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)
11 Bramley Orchards, Bromyard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		76	80
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

