



27, Firs Orchard, Bromyard, HR7 4BB  
Price £295,000

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# 27 Firs Orchard Bromyard

A fabulous opportunity to acquire a link detached, three bedroom, family home within a mature residential area of Bromyard. The property enjoys light, neutral accommodation throughout and has been well maintained by the current vendors, benefitting from an enclosed rear garden, garage and driveway parking.

- Link Detached family home
- Three bedrooms
- Two reception rooms
- Front and rear garden
- Garage, driveway parking
- Bromyard town location

## Material Information

**Price** £295,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

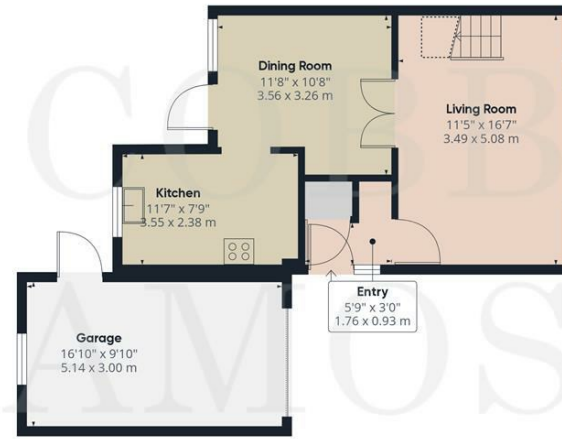
**Council Tax:** C

**EPC:** D (60)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
945.74 ft<sup>2</sup>  
87.86 m<sup>2</sup>

**Reduced headroom**  
13.6 ft<sup>2</sup>  
1.26 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated in the market town of Bromyard is this link detached family home. The property has accommodation comprising; entrance hall, living room, dining room, kitchen, three bedrooms and shower room. There is a front and rear garden, garage and driveway parking.

## Property Description

As you walk up the drive the main door to the side opens into the entrance hall where there is space for coats, a useful cupboard, the heating system and a door to the living room. The living room has a large window to the front allowing natural light to flood the room. Double doors open to the dining room which has space for a table and chairs as well as decorative furniture. An opening leads to the kitchen which has been recently fitted with wall and base units. There is a composite sink with a window overlooking the rear, integrated dishwasher, electric cooker and space for a fridge freezer.

The staircase rises to the first floor landing where there is an obscure window to the side and a cupboard housing the boiler. Bedroom one is a double with a window to the front and has space for wardrobes. Bedroom two is a double and bedroom three a single which currently set up as an office but could be a craft room. The family bathroom is fitted with a WC, basin and a bath which has a shower over.

## Garage and Parking

The garage is a single with an up and over door to the front and pedestrian door to the side into the garden. There is space and plumbing for a washing machine and the outside tap is located here. The driveway has parking for two cars.

## Garden

From the dining room a glass panelled door opens to the rear garden. There is a covered patio area for seating. The garden faces south and has been thoughtfully planned by the current vendors and has bursts of colourful flowers, plants and shrubs. There are various places to sit and space for a table and chairs for entertainment in the warmer months.

## Location

The property is located just a short stroll away from the centre of the popular market town of Bromyard, yet still enjoys countryside views. It enjoys a wide range of amenities to include shopping, health, education, leisure and transport facilities. St Peters Primary School is a short distance away.

The town is conveniently situated just 15 miles from both the cities of Hereford and Worcester where larger shopping and leisure amenities can be found.

## Services

Electric warm air heating. Mains water and drainage are connected.  
Herefordshire Council Tax Band C

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Approaching Bromyard on the A44 from Leominster, take the left hand turning onto Old Road. Take the third turning onto Firs Orchard and follow the road to the property which is located on the left hand side.



