



104 Old Road, Bromyard, Herefordshire

G HERBERT  
BANKS

EST. 1898



104 Old Road  
Bromyard  
Herefordshire  
HR7 4AT

A modern detached family house in small development

- Walking distance of the town centre
- Scope to update and improve subject to the necessary permissions
- 3 Double Bedrooms
- No Upward Chain

### Situation

Situated in a small private development of only 4 detached houses, 104 Old Road is set well back from the road and accessed over the shared driveway which leads to the private slab and gravel drive which provides parking and leads to the integral single garage. The property is situated such that there is easy access to both the town centre facilities and shops as well as access to the main A44 between Worcester and Leominster. Local schools of note include Lucton independent school as well as those in Worcester to include RGS and Kings.

### Description

This detached family house has double glazing throughout is accessed via the central entrance hall having storage cupboard beneath the stairs.

The lounge to the front has walk in bay window overlooking the pleasant frontage. To the rear is the open plan dining kitchen, fitted with a range of wall and floor cabinets with worksurface over having inset stainless steel sink unit and electric hob and oven. There is an integrated dishwasher and fridge. The dining area has a door out to the rear garden and gives access to a separate utility room with floor cabinet, space for washing machine and inset stainless steel

sink unit plus a Glowworm wall mounted central heating boiler. Additionally there is a separate ground floor wc and also access to the garage.

To the first floor are 3 double bedrooms, the master bedroom has a smart range of wardrobing the length of the wall and has en-suite facilities to include recessed shower cubicle, wc and pedestal wash basin.

Bedroom 2 and 3 are both double rooms whilst the family bathroom to the rear is fitted with a panelled bath, wc, wash basin and chrome heated towel rail.

The garage has an up & over door, power & light.

### Outside

Steps down from the dining area lead to the rear garden, currently gravelled for low maintenance with an area to the side suitable for storage.

### GENERAL INFORMATION

#### Agents Note

Under section 21 of the 1979 Estate Agents Act we hereby disclose there is a personal interest in the sale of this property. The interest being that the Management Accounts of G Herbert Banks as selling client of this property.

#### Services

Mains electricity, water, gas and drainage are connected. The property is gas centrally heated.

#### Local Authority

Herefordshire Council

#### Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

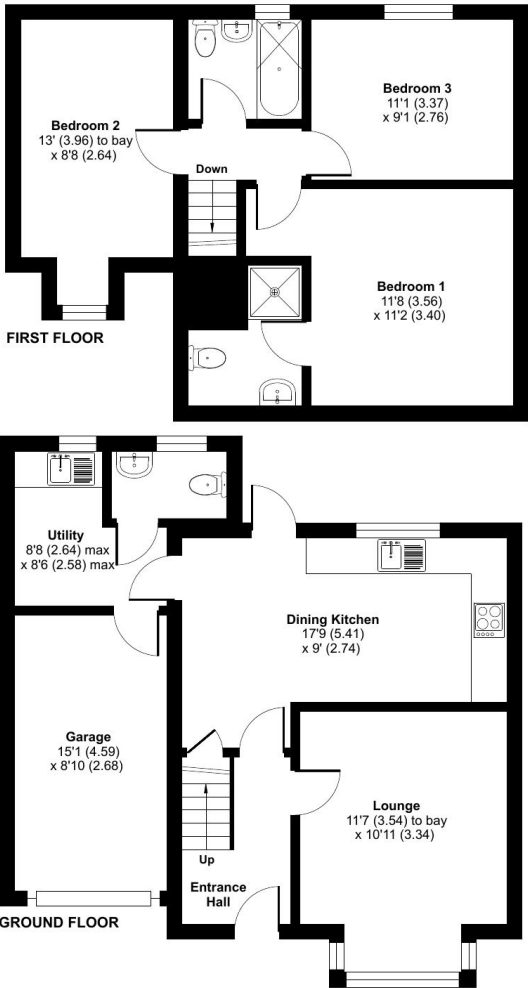
### Directions

What3words: ///adjuster.deep.collides.



Old Road, Bromyard, HR7

Approximate Area = 981 sq ft / 91.1 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 1106 sq ft / 102.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

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