



In a quiet courtyard within close level walking distance of the town centre, all its amenities and the bus stop for the regular Hereford/Worcester service.

A Spacious Refurbished Semi-Detached One Bedroom Bungalow with uPVC Double Glazed windows and External Doors, Electric Heating, Fitted Kitchen, Gardens and Car Parking Space.

**2 SHEEP CLOSE  
BROMYARD  
HR7 4EE**



*Comprising*

Fitted Kitchen, Lounge, Rear Hall, Double Bedroom, Bathroom, Attractive Gardens Front and Rear, Car Parking Space. EPC – pending.

**Offers in the region of £179,500**

## 2 Sheep Close, BROMYARD HR7 4EE



Is in a quiet courtyard within close level walking distance of the town centre and all its amenities. This semi-detached bungalow, which was completely refurbished just over six years ago, has uPVC frame double glazed windows and external doors, modern electric radiators with programmers, laminate flooring and fitted kitchen with integral appliances. Outside there are enclosed garden front and rear with paving, sitting areas, trees, shrubs and natural stone walls. In the courtyard there is a car parking space.

The accommodation, with approximate measurements, comprises:-

Glazed front door to

### DINING/KITCHEN (13'3" x 10'2")



A range of base and wall units with gloss white fronts, integral electric oven, dishwasher, fridge and freezer, work surface with tiled splashback, inset stainless steel sink, inset 4-ring electric induction hob and chimney style extractor over. Laminate flooring, window with Venetian blind to front and door, Heatstore electric radiator with thermostat, eight inset ceiling lights, extractor.

### BROOM CUPBOARD

Arched opening to

### LOUNGE (12'10" x 12'4")



Heatstore electric radiator with thermostat, laminate floor, window to side with Venetian blind and French doors to front garden.

## HALL



with door to rear garden.

## DOUBLE BEDROOM (12'4" x 9'4")



Heatstore electric radiator with thermostat, window with Venetian blind to side.

## BATHROOM



White suite of panelled bath with glazed screen and Triton electric shower over, hand basin and WC. Tiled walls, electric ladder style radiator/towel rail with thermostat, extractor, window and door to

**AIRING CUPBOARD** with insulated hot water cylinder and immersion heater. Space and plumbing for washing machine.

## GARDENS



The front garden is bounded by board fences with a wicket gate and a natural stone wall.



Paved path and patio, chippings, raised borders of shrubs, outside light and tap.



The rear garden, which is south facing, is down to paving with borders of trees and shrubs including bay, foxglove, false daphne and palms. There is a sitting area and natural stone wall to the rear.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX BAND - B

## DIRECTIONS

From High Street turn into New Road. Take the first turn on the right and then left into the courtyard.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

**Ref. BB003474**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.