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30 Clover Terrace, Bromyard, Herefordshire, HR7 4AW

Situated in the popular market town of Bromyard a well presented two bedroom terrace property with the added benefit of gas central heating, double glazing and good size rear garden.

£210,000 (Freehold)

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LOCATION

The property is located in the popular market town of Bromyard which is located to the north east of Hereford City. In the area are a range of amenities including leisure and recreational facilities, together with educational establishments and Hereford offers a wider range of shopping, leisure and recreational facilities together with bus and railway stations.

DESCRIPTION

The subject property is a well presented two bedroom terraced home with the added benefit of gas central heating, double glazing and good sized rear garden. The accommodation comprises entrance hall, sitting room, kitchen/breakfast room, first floor landing with access to two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with stairs to the first floor, smoke alarm, tiled flooring and door to the sitting room.

Sitting Room

3.66m (12'0) maximum x 3m (9'10)

With front aspect double glazed window, panelled radiator, vinyl flooring, television aerial, Sky tv aerial and door to the kitchen/breakfast room.



Kitchen/Breakfast Room.

4.22m (13'10) maximum x 2.87m (9'5)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splashbacks, base units under with matching wall units, integrated electric oven and hob with cooker hood over. Panelled radiator, under stairs storage cupboard, cupboard housing the gas central heating boiler, thermostat for central heating, tiled flooring and double glazed panelled door giving access to the rear garden.



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ON THE FIRST FLOOR:

Landing

With smoke alarm and access to bedrooms and shower room.

Bedroom 1

3.73m (12'3) maximum x 2.77m (9'1)

With front aspect double glazed window, panelled radiator and access to the walk-in wardrobe (4'3" x 3'2" minimum) with front aspect double glazed window and access hatch to loft space.

Bedroom 2

3.12m (10'3) x 2.49m (8'2) maximum

With rear aspect double glazed window and panelled radiator.



Shower Room

With rear aspect double glazed window and suite comprising shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, partially tiled wall surround, heated towel rail, airing cupboard, extractor fan and tiled flooring.



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OUTSIDE:

To the front of the property is a courtyard area with path leading to the front door. To the immediate rear of the property is a gravel seating area with two steps leading to a further gravel seating area which accesses the main garden which is laid to lawn with various shrubs. The lawn continues to a useful storage shed at the rear of the garden. The garden is enclosed by fencing to provide a degree of privacy. There is on road parking available at the front of the property.



Agents Note

Please be aware that there is a right of way path through the rear garden for the neighbouring property.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford on the Hereford to Worcester Road (A4103). Take the left hand turning onto the A465 Hereford to Bromyard road. Continue over Burley Gate roundabout and continue to the town of Bromyard. Continue along the A465 to the T-junction and take the right hand turning and then immediately left onto Old Road. Take the first turning right into Clover Terrace where the property is located on the left hand side.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

1st August 2024

ID38973

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

