

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A Much Improved Two Bedroom Terraced Property With Generous Cottage Style Garden In A Sought After Residential Street In Bromyard Benefiting From Gas Central Heating And Double Glazing.**

**EPC - C**

## 16 Clover Terrace – Guide Price £189,950

Bromyard, Herefordshire, HR7 4AW



# 16 Clover Terrace

## Location & Description

Clover Terrace is a favourable street located within the popular market town of Bromyard, which offers a comprehensive range of amenities including shops, pubs, supermarket, bakery, butchers and Post Office together with primary and secondary schools. The cathedral cities of Hereford and Worcester are easily accessible and are approximately 16 miles away. The motorway network is available via the M50 to the south of Ledbury or the M5 at Worcester giving access to The Midlands, Bristol and The South.

## Property Description

A charming two bedroom mid terrace period property that has been much improved by its current owners. Briefly comprising a bright and well decorated sitting room with character features leading through to an internal hallway with door into a useful second reception room or occasional bedroom. Staircase down into a well appointed kitchen opening through to a cosy dining /snug space. A rear porch opens onto a delightful cottage style garden. The first floor comprises of two bedrooms to the front and rear aspect and a family bathroom. The property benefits from double glazing and gas central heating.

The accommodation with approximate dimensions is as follows:

### Sitting Room 4.70m (15ft 2in) x 3.07m (9ft 11in)

UPVC obscure double glazed front door opening into a light sitting room with two ceiling light points. Wooden floorboards. Double glazed window to the front aspect. Staircase leading to the first floor with understairs storage. Two radiators. Chimney breast with recesses to either side. Fuseboard. Leading through into...

### Internal Hallway

With wooden floorboards, door into second reception room/occasional bedroom. Staircase down to kitchen.

### Second Reception/ Occasional Bedroom 3.80m (12ft 3in) x 3.10m (10ft)

A useful multifunctional room with ceiling light point. Double glazed window to the rear aspect. Chimney breast with alcove and recess. Built in cupboard above the stair case housing a 'Worcester Bosch' combination boiler. Wooden floorboards.

### Kitchen 4.62m (14ft 11in) x 2.92m (9ft 5in)

Stepping down to the lower ground floor into a kitchen with a range of wall and base units. Integrated 'Lamina' electric oven and four ring gas hob. Vinyl worktop with inset ceramic sink and draining unit with chrome mixer tap. Seven spot down lights. Tiled backsplash. Tile effect vinyl flooring. Space for washing machine, tumble dryer and fridge freezer. Opening through to...





### **Dining Room 4.62m (14ft 11in) x 2.97m (9ft 7in)**

With two spot down lights. Single glazed window to the front aspect. Chimney breast with recesses to each side, inset log burner with a stone tiled hearth. Radiator. Space for dining table. Wood effect laminate flooring.

### **Rear Porch**

With double glazed windows to each side and a double glazed door opening onto the garden. Tile flooring. Ceramic sink with chrome mixer tap. Fitted shelving.

### **To the First Floor**

Landing with ceiling light point. Loft hatch. Wooden floorboards. Doors into the Bedrooms and Family bathroom

### **Bedroom One 3.64m (11ft 9in) x 3.07m (9ft 11in)**

Ceiling light point. Double glazed window to the front aspect with fitted blinds. Radiator. Opening to substantial over stairs storage cupboard with ceiling light point and double glazed window to the front aspect. Carpet.

### **Bedroom Two 2.99m (9ft 8in) x 2.35m (7ft 7in)**

With ceiling light point, double glazed window to the rear aspect with fitted blind. Radiator. Wooden floorboards.

### **Bathroom**

With ceiling light point. Obscure double glazed window to the rear aspect. Panelled bath with mains over head shower. Half tiled walls. Low level toilet. Ceramic sink with chrom taps. Vinyl effect tiled flooring, Radiator.

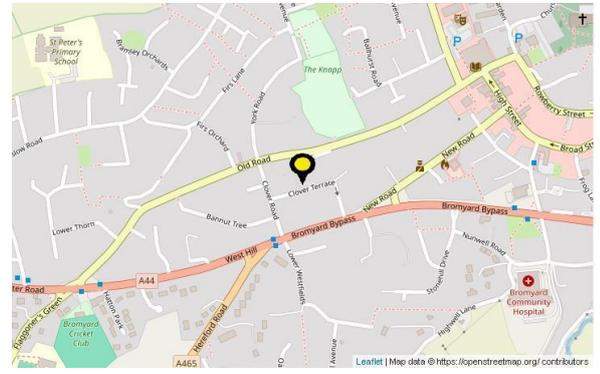
### **Garden**

A generous cottage style garden with gravelled patio and gated side access. The property benefits from a right of way over the neighbouring property. An area laid to lawn with deep and mature borders, vegetable planter and fruit trees. A slabbed path leads to a fruit planting area with garden shed. A most pleasant family space to be enjoyed. Outside water and electrical sockets are available.



## Directions

Proceed out of Ledbury on the B4214 Bromyard Road and continue through the hamlet of Staplow. At the sharp right hand bend fork left towards Bromyard. Continue to the end of this road and at the A4103 turn right and immediately left towards Bishops Frome. Continue through the village and on towards Bromyard. Upon reaching the end of this road turn right onto the A465 Hereford Road. Proceed along this road turning right at the T Junction onto the Bromyard Bypass. Immediately turn left onto Clover Road and then take the first right onto Clover Terrace where the property can be found on your left hand side.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (70).



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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