



NO ONWARD CHAIN

in an elevated position at the end of a cul-de-sac road backing onto Upper Hardwick Lane and open fields with views to distance hills. Edge of Bromyard within walking distance of the schools and convenience store at Flaggoners Green.

An End of Terrace Spacious Three-Bedroom House with uPVC Double Glazing, Electric Heating, Parking and Timber Frame General Purpose Building.

31 HARDWICK CLOSE BROMYARD HR7 4TY



Comprising

Hall, Reception Area, 16' Lounge, Kitchen, Landing, Three Bedrooms, Shower Room, Integral Storeroom, Ample Parking, Covered Storeroom, Garden Shed, Rear Garden. EPC- D

Offers in the region of £235,000

31 Hardwick Close, BROMYARD HR7 4TY

31 HARWICK CLOSE is in an elevated position at the end of a cul-de-sac road on the outskirts of town. It is within walking distance of the shop at Flaggoners Green and the two schools.

From the rear there are views over Upper Hardwick Lane to open fields and the distant hills. This end of terrace house, which is the ideal subject for further improvement, has uPVC frame double glazed windows and external doors, electric heating and fitted carpets.

Outside there is ample parking, large timber frame building joining the house, integral store and an attractive rear garden.

The accommodation, with approximate measurements, comprises:-

uPVC frame front door with side panel to

HALL Fitted carpet, cornice and wide opening to

RECEPTION AREA (7'2" x 5'10")



Fitted carpet, dado rail, two corner shelves and two wall lights.

LOUNGE (16'5" x 12'0")



Fitted carpet, fireplace surround, night storage heater, dado rail, cornice, serving hatch to kitchen, wide window to rear with views to open fields and distant hills, part glazed door to rear garden.

KITCHEN (11'4" x 8'8")



Range of base and wall units of cupboards, space and plumbing for electric cooker, space and plumbing for appliances, work surface with tiled splashback and stainless steel double drainer sink.



Night storage heater, window to front, low door to cupboard under stairs, serving hatch to lounge, carpet.

Stairs from the hall to

LANDING Fitted carpet, access to loft space.

AIRING CUPBOARD with insulated hot water cylinder, immersion heater and shelf.

LINEN CUPBOARD with shelving.

BEDROOM 1 (12'4" x 11'11")



Night storage heater, cornice, door to built-in wardrobe,



full width window to rear with view over open fields to distant hills.

BEDROOM 2 (9'9" x 8'5")



Fitted carpet, night storage heater, door to built-in wardrobe, window to front with view to open fields.

BEDROOM 3 (9'6" x 6'3")



Window to rear with views to open fields and distant hills.

SHOWER ROOM



Suite in white of hand basin and WC. Half tiled walls, shaving light, glazed and tiled shower cubicle with sliding doors and Mira Sport unit. Cornice, ceiling light/heater, vinyl floor, window.

OUTSIDE

From the cul-de-sac road there is a good-sized concrete **DRIVE AND PARKING AREA** which is partly covered. Up and over door to **INTEGRAL STORAGE ROOM** with concrete floor and light. To the side of the drive there is a chipping area with shrubs.

To the side of the house there is a door to an enclosed timber with plastic roof



GENERAL PURPOSE BUILDING (18'8" x 9'0") with concrete floor, light, power points and door to rear garden.

THE REAR GARDEN



This is bounded by lap fences in concrete uprights, has a south and west aspect and it has views to open fields and the distant hills. Full width paved patio, chipping area with corner border. Side path and timber

GARDEN SHED/WORKSHOP (approx. 12' x 6')

COUNCIL TAX BAND - B

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From the town centre take the A44 Leominster road. Just past the traffic lights at Flaggoners Green turn right into Winslow Road. Take the third left turning into Hardwick Close, first left, first right and the property is on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.
 Plan produced using PlanUp.
 31 Hardwick Close, Bromyard

Ref. BB003492

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.