



House - Terraced

# THE LILACS 12 NEW ROAD, BROMYARD, HR7 4AJ

## £230,000

### FEATURES

- Enclosed front garden, rear courtyard
- Close to the town centre
- Attractive Victorian Town House
- Large family/dining room
- Sitting room with woodburner
- Recently updated bathroom



# 3 Bedroom House - Terraced located in Bromyard

## Cantilever porch

Part-glazed uPVC door to

## Entrance hall

Fan light, vinyl floor covering, useful understairs storage cupboard with light and shelving, staircase to first floor.

## Sitting room

Feature brick fireplace with flagstone hearth and fitted woodburning stove, alcove with shelving, cupboard housing the Worcester gas-fired combination boiler, radiator, carpet and large bay window overlooking the front garden.

## Family/dining room

A splendid large room with window to rear, carpet, radiator, 2 ceiling light fittings and door to the

## Kitchen

Fitted base and wall units with worksurfaces and tiled splashbacks, space with plumbing for washing machine, electric cooker point, single drainer sink unit, tiled floor, window and half-glazed uPVC door to rear.

## First floor Landing

Carpet, access hatch to loft space.

## Bedroom 1

Carpet, useful storage shelving, further storage cupboard, radiator, window to rear.

## Inner landing

Carpet, smoke alarm, and doors to

## Bedroom 2

Carpet, radiator, window to front, built-in wardrobes with storage cupboards over.

## Bedroom 3

Carpet, radiator, built-in storage cupboard, fitted shelving, raised area ideal for a child's desk/reading area, with shelving, carpet and window to front.

## Bathroom

Recently refitted and having white suite comprising bath with mains shower fitting, tiled surround and glass screen, low flush WC and pedestal wash basin, part-tiled walls, tiled floor, towel rail/radiator, extractor, sunken ceiling lights, window.

## Outside

The property is approached initially via a shared path with stone boundary wall. A privet arch with iron gate leads into the private front garden, which includes a paved path to the front door, level lawn, mature lilac tree and flower borders, and the garden is enclosed by mature privet hedges and wooden fencing.

## Rear garden

To the rear is a private courtyard-style garden with high brick boundary wall to the rear, a small artificial lawn for ease and maintenance and paved path. There is a useful garden store 12' 3" x 6' (3.73m x 1.83m) and small storage shed 3' x 6' (0.91m x 1.83m), both with power points, and an outside light.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Outgoings

Council tax band 'C' - £2,282 for 2025/2026

Water and drainage rates are payable.

## Directions

From the High Street, turn left onto New Road, the property is situated to the right, set back behind a stone wall, opposite the Rose and Lion Public House and as indicated by the Agent's board.



### Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

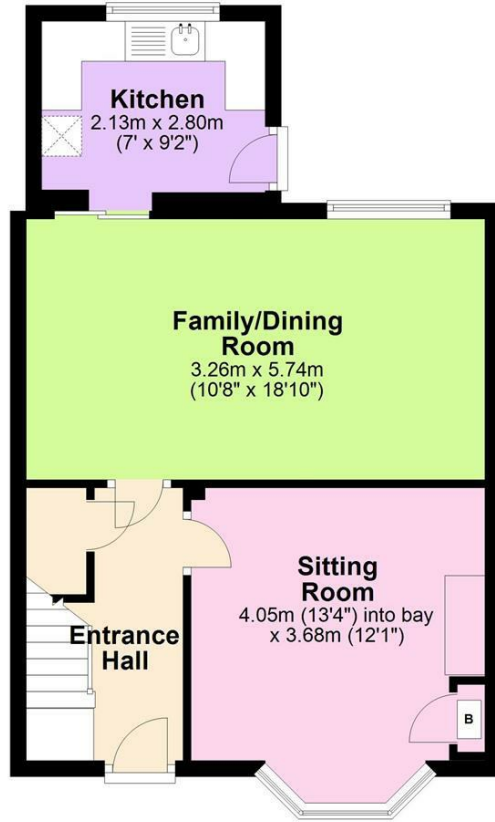


FLINT & COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE



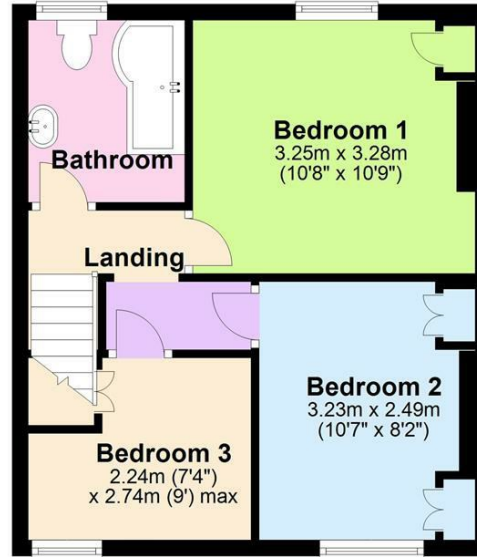
### Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)

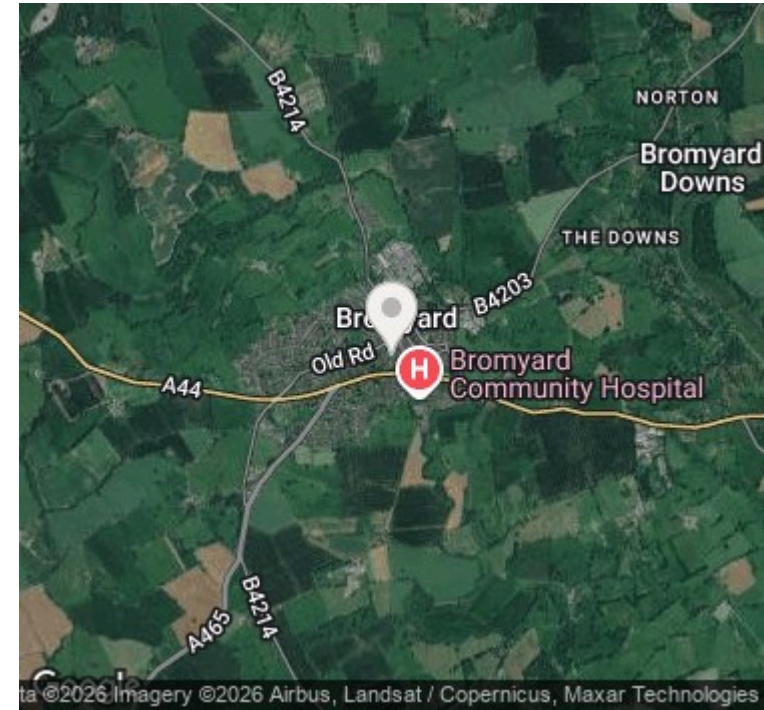


### First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

