Freehold House - Semi-Detached

27 BANNUT TREE ESTATE, BROMYARD, HEREFORDSHIRE, HR7 4AS

£205,000

FEATURES

- 3 Bedroom Semi-detached House
- Large Kitchen and Living Room Area
- Excellent Potential - Needs Refurbishing
- Elevated Position with Views to The Downs
- Double Garage and Sheds
- No Onward Chain

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Flint & Cook

3 Bedroom House - Semi-Detached located in Bromyard

3 Bedroom semi-detached house with double garage situated in an elevated position with views across to The Downs and within walking distance of Bromyard Town Centre.

The property is in need of updating and provides excellent potential and good-sized living accommodation. It is sold with no onward chain.

Bromyard is an historic and friendly market town with a good range of amenities including independent shops, a theatre, sporting facilities, churches, excellent primary and secondary schools, restaurants and lovely nearby countryside walks.

Entrance Hall
A part-glazed uPVC front entrance door leads into the entrance hallway with stairs to the first floor, ceiling light, window to side, understairs storage cupboard, thermostat and door to the

Bathroom
With white bath, shower cubicle with Mira electric shower, extractor fan, low-level WC and wash-hand basin integrated with cupboard below, radiator, part tiled walls, obscure glazed window to the side, wooden floor and ceiling light.

Lounge
A good sized room with window to the front, carpet tiles, ceiling and wall mounted light fitments, gas stove with back boiler - providing central heating, glazed double doors to the Kitchen/Dining Room.

Kitchen/Dining Area
An excellent L-shaped room with an open-plan kitchen and ample dining space - ideal for entertaining or family living. The kitchen has a range of wooden base and wall mounted cupboards, drawers, display cabinet with glass front, space for washing machine, space for fridge, ample work surfaces, part tiled splash backs, stainless steel sink, electric cooker with extractor hood over, strip lighting, tiled floor, window to the lounge, window to the side aspect and door to the rear porch. There is also a sliding door to the terrace.

Rear Porch
Built with a brick base, glazed surrounds, polycarbonate roof and having slate effect tiled floor, radiator and door to the side.

Landing
A well lit landing and stairwell, with 2 windows, airing cupboard housing hot water cylinder with slatted shelving, loft hatch and ceiling light.

Bedroom 1
With wooden flooring, ceiling light, window to rear and radiator.

Bedroom 2
With ceiling light, radiator, wooden flooring and window to the rear.

Bedroom 3
With radiator, ceiling light, wooden flooring and window to the front with views across to The Downs.

WC
Wooden flooring, ceiling light and low flush WC.

Outside
To the front of the property, there is a double GARAGE with up-and-over doors and an attached storage shed. The house is approached via a side path which leads up to the main entrance door. There is an enclosed garden mainly laid to lawn with a surrounding flower border and a sunny paved front terrace. The path continues to the rear of the property where there are further sheds (one built of brick) and a greenhouse positioned upon a terraced area with steps from the house.

Directions
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From the Bromyard Office, turn left onto Cruxwell Street. Continue straight, onto Old Road and turn left onto Clover Road. Take the 2nd turning on the right into Bannut Tree. The property will be found half way down on the left, as indicated by the for sale board.

Tenure & Possession
Freehold - vacant possession on completion.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired central heating on a back boiler.

Outgoings
Water and drainage rates are payable. Council Tax Band - B

Viewing Arrangements
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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

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

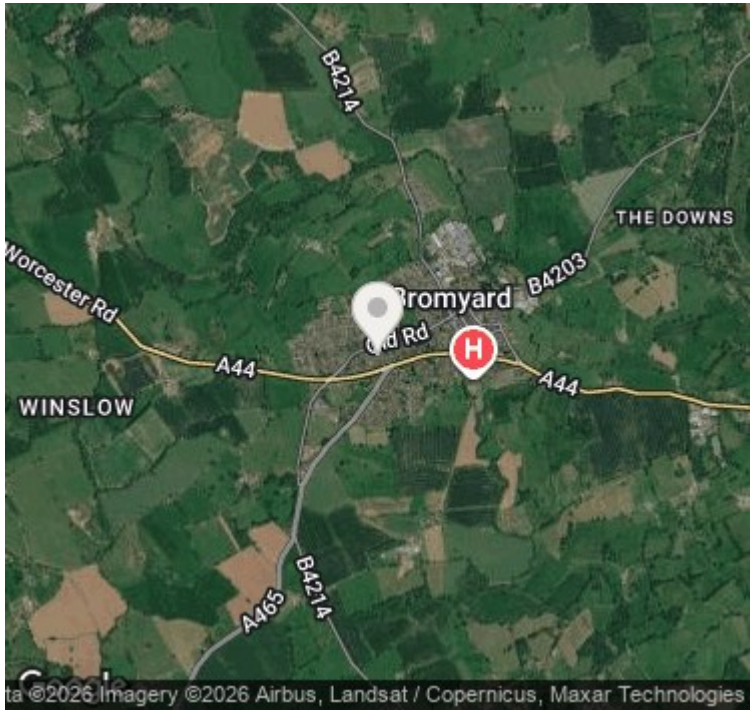
Ground Floor

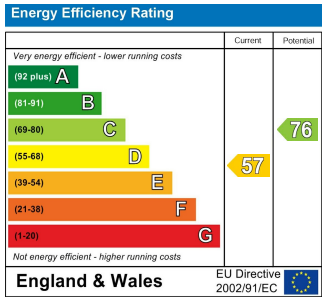
Approx. 54.4 sq. metres (586.1 sq. feet)

First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)

Total area: approx. 95.8 sq. metres (1031.4 sq. feet)





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.