



House - Semi-Detached - Freehold

94 OLD ROAD, BROMYARD, HEREFORDSHIRE, HR7 4BQ

£190,000

FEATURES

- Older Style 2 Bedroom End Terrace
- Close to Bromyard Town Centre
- Large Conservatory
- Long Rear Garden and Garage
- Double-glazing and Gas Central Heating
- NO UPWARD CHAIN!



2 Bedroom House - Semi-Detached located in Bromyard

Entrance Hall

Front door to entrance hallway with fitted carpet, radiator, coat rail and door to

Sitting Room

Feature gas coal-effect living flame fire with patterned tiled surround and wooden mantel, radiator, picture rail, two wall lights with matching ceiling light fitment, carpet and window to front aspect, glazed door to

Dining Room

Gas fired living flame coal-effect stove with tiled hearth and wooden mantel, cupboard with shelves above inset to chimney breast recess, carpet, ceiling light, radiator and glazed double doors leading to

Kitchen

Range of base and wall mounted light oak cupboards with drawers and integrated dishwasher, fridge and freezer. Free standing gas cooker with decorative hood and extractor over, work surfaces with tiled splashbacks, space for washing machine, 1 1/4 stainless steel sink, radiator, 3 windows to rear garden, vinyl floor covering, Velux roof light, Worcester Bosch boiler and half glazed door leading onto the side garden.

Conservatory

A glazed door leads from the dining room to a large conservatory constructed with brick walls, polycarbonate roof and uPVC double glazed windows on all sides, French doors lead onto the rear garden, ceramic tiled floor, radiator, two wall lights and a blind on the south window.

Landing

Stairs lead from the entrance hallway to the landing with fitted carpet, ceiling light and access to roof space.

Bedroom 1

With a range of cream fitted bedroom cupboards having useful storage space, shelves and hanging rails. Space for a double bed with cupboards over and cabinets to the sides. Radiator, ceiling light, carpet, window to front aspect.

Bedroom 2

Carpet, ceiling light, radiator and window to rear garden.

Bathroom

White bath with mains shower fitment, pedestal wash-hand basin, low level WC, part-tiled walls, large mirror with shaver light/socket above, towel rails, radiator, cabinet, and floor cupboard, patterned vinyl floor covering and obscure glazed window to rear.

Outside

The garden is approached by a gate from Old Road. There is a low maintenance gravel front garden with natural stone walls and hedging and a sloping concrete path leading to the entrance door which extends to the side of the building through an arched gate, giving access to the rear garden.

The rear garden is a good size (approximately 100 ft), running down to a free standing garage with access via the garage onto The Knapp and Nodens Lane.

Garage

There is a brick and tile garage with concrete floor, up-and-over door to a forecourt with vehicular access via York Road.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

From Bromyard High Street, turn left onto Cruxwell St and continue straight on to Old Road. The property is situated on the right, before the junction of York and Clover Roads as indicated by our For Sale board.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

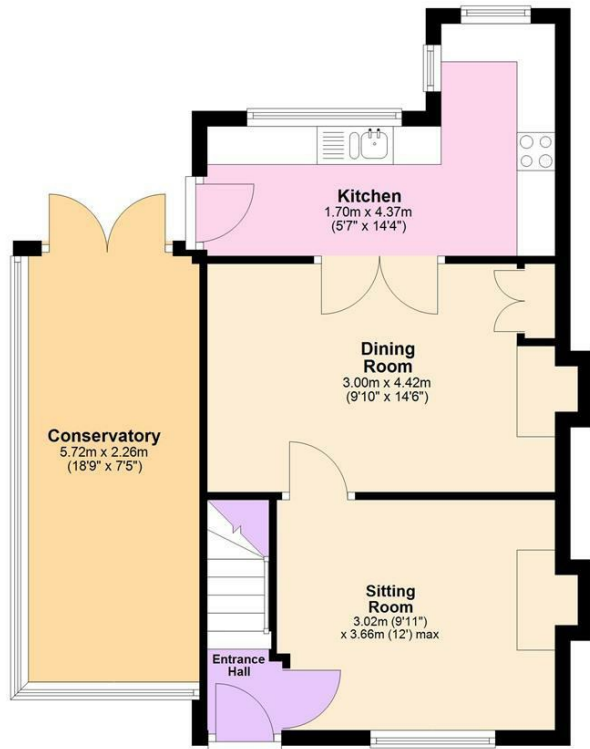
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

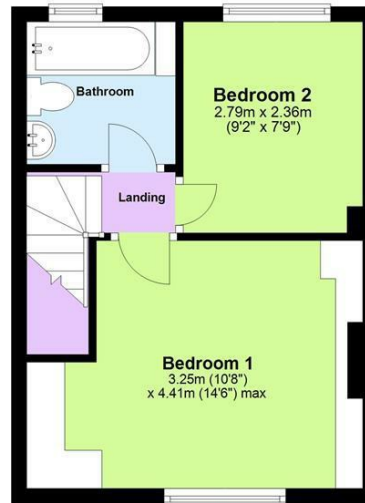
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Ground Floor
Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor
Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

