Freehold House - Semi-Detached

8 PITCHARD CLOSE, TEDSTONE WAFRE, BROMYARD, HR7 4XY

£285,000

FEATURES

- Spacious Semi-Detached House
- 3 Bedrooms.
- Good-Sized Gardens
- Spectacular Rural Views
- Good Decorative Order
- Double-Glazing. Oil-Fired Central Heating

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Flint & Cook

3 Bedroom House - Semi-Detached located in Bromyard

Entrance Hall
With part-glazed Upvc front entrance door, wood-effect flooring, window to the garden, coat rack, ceiling light, smoke alarm and stairs up to the first floor.

Dining Room
With wood-effect flooring, ceiling light, radiator and window to front garden and wide archway to the

Lounge
Wood-effect flooring, ceiling light, radiator and wide double-glazed bay window to front.

Kitchen
Fitted with a range of wooden base and wall-mounted cupboards and drawers with ample work surfaces and mosaic tiled upstands. Grey sink with mixer tap, window overlooking the garden, wood-effect flooring, 2 ceiling lights, space for electric oven and door to the

Utility Room
Worcester oil-fired central heating boiler providing heating and hot water, space for fridge and freezer, washing machine and tumble dryer, ceiling spotlights and glazed door to the rear garden.

From the main entrance hall, stairs lead up to the

Landing
Picture window to the fields beyond, carpet, ceiling light, smoke detector and loft hatch.

Bedroom 1
A large, light space with window to the front garden, carpet, ceiling light and radiator.

Bedroom 2
Two built-in wardrobes, carpet, ceiling light, radiator and window to the front.

Bedroom 3
Currently used as a studio, with radiator, ceiling light, carpet and window with lovely rural outlook.

Shower Room
Glazed shower cubicle with Triton electric shower, metro tiled surrounds, wash-hand basin set into cupboard, mirrored medicine cabinet, low-flush WC, chrome ladder-style radiator, extractor fan, ceiling light, vinyl floor tiles and obscure glazed window to rear.

Outside
The property is approached from the end of the cul-de-sac and has an area of hard standing for parking, low box hedging and a concrete path to the main entrance. The front garden is mainly laid to lawn with a central specimen shrub, wooden fencing and native hedging. There is ample space to the side with a gate leading to the rear garden.

The rear garden has a glorious outlook, a sunny space, ideal for eating outside or entertaining. Laid mainly to lawn with herbaceous borders, an 'island' bed, a vegetable patch and enclosed with native hedging and fencing to take advantage of the views across open farmland.

There are 2 outside storerooms, an oil storage tank, greenhouse and garden tap.

Directions
From Bromyard proceed north-east along the B4203 Stourport Road. Continue for 5 miles into the village of Tedstone Waffre and before leaving the village the turning to Pitchard Close will be found on the right-hand side.

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Property Services
Mains water and electricity connected. Oil-fired central heating. Shared septic tank maintained by Severn Trent.

Outgoings
Water and drainage rates are payable. Council Tax Band C

Viewing Arrangements - Bromyard
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.

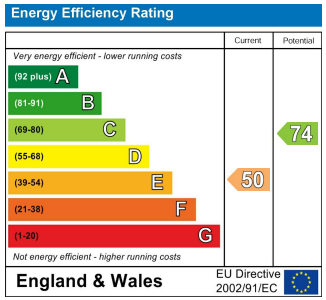
Ground Floor

Approx. 58.2 sq. metres (626.7 sq. feet)

First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)

Total area: approx. 100.9 sq. metres (1086.1 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.