



Freehold House - Semi-Detached

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

£230,000

FEATURES

- 3 Bedroom Semi-detached House
- Quiet Cul-de-Sac Location
- Off Road Parking
- Gas Central Heating and Double Glazing
- Attractive, Enclosed Garden
- Great Family or First Home



3 Bedroom House - Semi-Detached located in Bromyard

3 Bedroom semi-detached house situated at the end of a quiet cul-de-sac and within walking distance of Bromyard Town Centre. The property has good sized living accommodation with light, airy rooms, and enjoys an attractive enclosed garden to the rear and off road parking to the front.

Entrance Porch

Approached via a side path which leads to a single-glazed porch with tiled floor and part-glazed front door into the

Hall

With stairs leading to first floor, smoke alarm, window to porch, tiled floor, thermostat and door to the

Shower Room

With fully tiled floor and walls with a walk-in glazed shower cubicle with electric shower fitment, low flush WC, vanity wash-hand basin and obscure glazed window to the rear.

Lounge

With carpet, 2 wall lights, ceiling light fitment, 2 windows to the front, radiator, storage cupboard housing the central heating boiler and door through to the hall and

Kitchen/Dining Area

Fitted with a range of matching wall and base units, integrated electric oven, induction hob with extractor hood over, integrated microwave, Belfast style sink with mixer tap, tiled splash backs, tiled floor, radiator, 2 windows and a door to the garden, a useful storage pantry and extended area providing additional family living.

First Floor Landing

With window, smoke alarm, access hatch to loft space and doors to

Bedroom 1

With carpet, 2 windows to the rear aspect, ceiling light and radiator.

Bedroom 2

Carpet, window to front, radiator and ceiling light.

Bedroom 3

With carpet, window to the rear, radiator and ceiling light.

WC

Partially tiled walls, low-flush WC, radiator and window to the side.

Outside

To the rear, the garden is tiered with a useful wooden shed, outside tap, lighting,

Property Services

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

Outgoings

Water and drainage rates are payable. Council Tax: B

Directions

From the High Street in Bromyard, turn left onto Old Road and proceed up the hill taking the first turn on the left onto Clover Road. Then take the second right turn into Bannut Tree. The property is

located at the very end of the cul-de-sac on the left.

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Viewing Arrangements

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

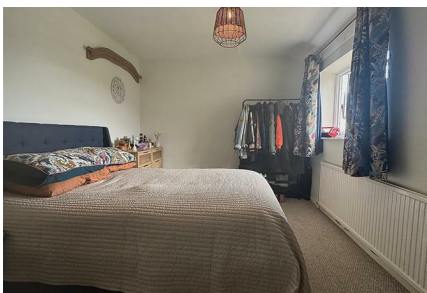
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

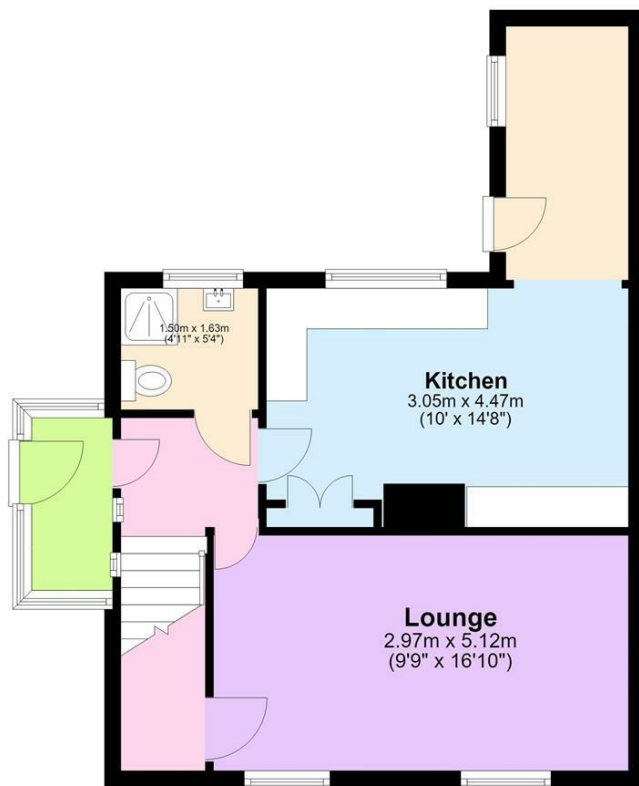
Money Laundering Regulations

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



Ground Floor

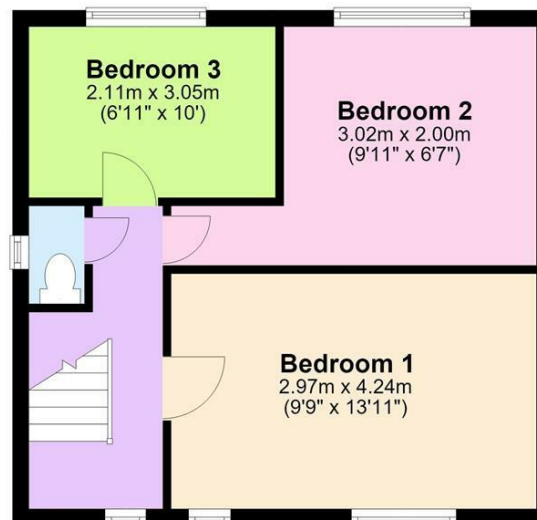
Approx. 45.2 sq. metres (487.0 sq. feet)



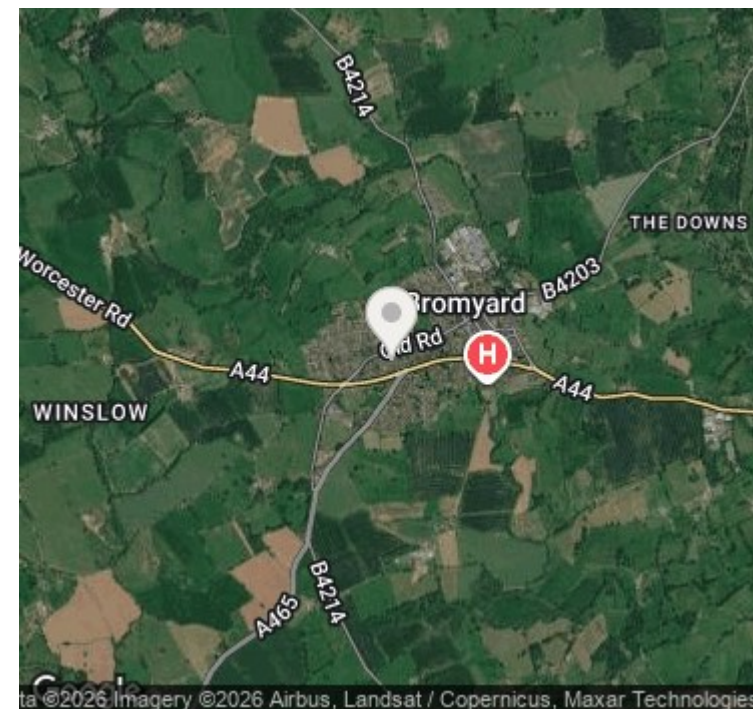
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First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 82.2 sq. metres (885.2 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	84
	70
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.

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&
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