



Freehold House

10 FIRS ORCHARD, BROMYARD, HR7 4BB

£300,000

FEATURES

- Semi-detached House in Popular Residential Location
- 4 Bedrooms, 2 Loft Rooms
- Bathroom and Cloakroom/Utility
- Spacious Living Area
- Lovely Mature Gardens
- Garage and Off-road Parking



4 Bedroom House located in Bromyard

Main Entrance

The property is approached by a gate and path to the main entrance door which opens directly into the

Spacious Family Living/Dining Room

A lovely light room entered through a part glazed uPVC door with window the side and having wood-effect flooring, 3 windows to the side garden, spotlights, 3 radiators, turning step to staircase and passage way to the

Inner Hallway

With floor matching Living/Dining area, light and door to the

Sitting Room

Again, full of light, with window to the front, carpet, radiator, ceiling light and open fireplace with grate and mantel over.

Downstairs Utility/WC

Low flush WC, wash-hand basin, radiator, obscure window, space and plumbing for washing machine, ceiling light.

Kitchen

With a range of base cupboards in light wood colour, work surfaces, tiled splashbacks, wall mounted cupboards with glass fronts, stainless steel sink, window and door to conservatory, space for fridge, vinyl floor covering, electric cooker.

Conservatory

A very useful boot room and rear entrance to the property, with power, lighting, quarry tiled floor and door to the rear patio and path to garage and parking.

From the Living/Dining Room, stairs lead up to the

First Floor Landing

Carpet, ceiling light, smoke detector and airing cupboard housing the Worcester boiler with slatted shelving and storage. Stairs to loft.

Bedroom 1

A light and airy room with window to front, carpet, ceiling light and door to

Bedroom 4

Currently used as an office, this has a window to the rear, carpet and ceiling light.

Bedroom 3

With carpet, window to side aspect, useful cupboard with hanging rail and shelves, radiator and ceiling light.

Bedroom 2

A sunny room with 2 windows to side and front, 2 ceiling lights, 2 useful storage cupboards with shelves and hanging rail.

Bathroom

With white suite comprising recessed bath with Mira Sprint electric shower over, glass screen, ceramic tiled surrounds, wash-hand basin with cupboard under, low flush WC, ladder radiator, obscure glazed window to rear, alcove and vinyl floor covering.

Stairs lead from the first floor landing up to the

Second Floor/Loft Conversion

Two excellent sized rooms with Velux windows and window to the side. all with lovely views across Bromyard to The Downs. Both rooms are carpeted with eaves storage cupboards. Ideal for a teenager or for a hobby room or work space.

Outside

The property is enclosed by a picket fence and mature hedging and is approached by a gate with step up to the main entrance door. There is a lovely garden to the front and side with lawn bordered by shrubs, herbaceous plants, a raised bed planted with herbs and berries and a mature apple tree providing a delightful seating area. The driveway extends to the rear of the house, providing plenty of parking and with a brick built garage with wooden doors.

From the conservatory and garage there are steps onto a terraced seating area, ideal for enjoying the weather and alfresco dining.

Outgoings

Water and drainage rates are payable. Council Tax C

Property Services

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

Directions

[///vine.again.underline](http://vine.again.underline)

Viewing Arrangements

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

Opening Hours

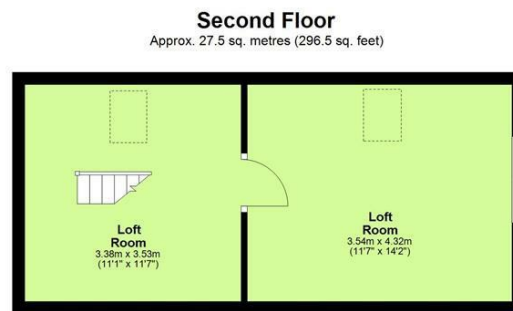
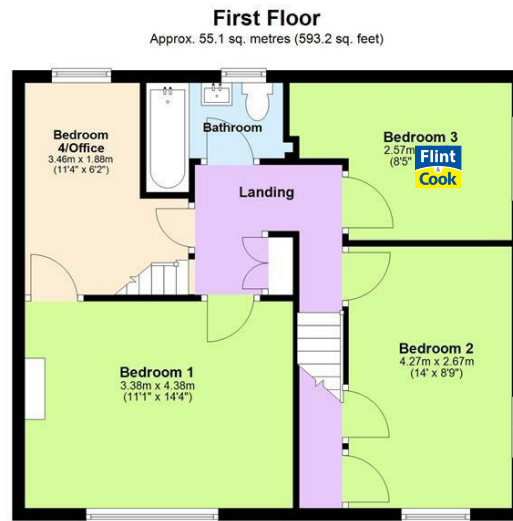
Monday - Friday 9.00 am - 5.30 pm

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.





Total area: approx. 145.5 sq. metres (1565.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	69
(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.

