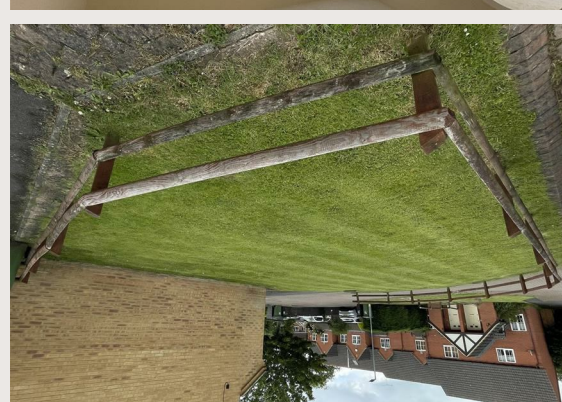
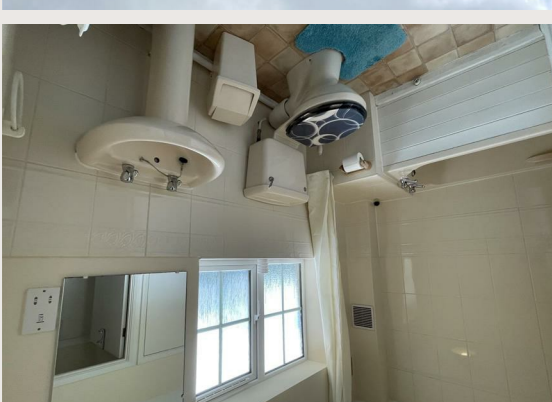




10, Bramley Orchards, Bromyard, HR7 4UT
Price £155,000

10 Bramley Orchards Bromyard

A well presented, spacious, open plan coach house apartment located in a quiet cul-de-sac within walking distance of Bromyard town centre. Featuring one double bedroom, fitted kitchen, living room and dining area this desirable property has the added benefits of double glazing, gas central heating, garage, parking and a garden.

VIEWING RECOMMENDED TO APPRECIATE ALL ON OFFER, CALL 01432 266007 TO ARRANGE

- One bedroom coach house
- First floor apartment
- Private entrance
- Garage with storage
- Parking for 2 vehicles
- Enclosed lawned garden
- Open plan living area
- Gas central heating
- Cul-de-sac location
- No onward chain

Material Information
Price £155,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: C (70)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dimensions
Living room - 18'3 x 12'6
Dining area - 9'0 x 6'0
Kitchen - 9'9 x 8'9 max
Bedroom - 10'6 x 8'3

Property description
The property is entered via a canopy porch with entrance door opening to hallway with stairs leading up to the main accommodation. The living area is open plan making it very spacious and flexible with a window to the front aspect overlooking open fields, dining area with access to the loft and archways to both the kitchen and bedroom. The kitchen comprises of a range of wall and base units with drawers under a worktop with tiled splash backs, inset stainless steel sink unit, fitted gas hob and electric oven, space for a washing machine and a fridge freezer, wall mounted Worcester boiler, window to the front aspect and a breakfast bar. The bedroom features a window to the front, built in wardrobes with hanging space, shelving and sliding mirrored doors. The bathroom has a three piece matching suite with pedestal wash basin, WC, panel bath with tiled walls and shower attachment above, obscure window to the rear and fitted storage cupboard with shelving.

Gardens & Parking
Driveway to the front providing off road parking for 2 cars and leading to an integral garage with up and over door, power and light and a door leading to a large useful under stairs storage cupboard. At the side is the garden which is laid to lawn and enclosed by open wooden fencing.

Services
Mains gas, electric, water and drainage connected

Location
Bromyard is a pleasant market town situated equi-distance between the towns of Malvern and Leominster on the A44 between Leominster and Worcester., it is surrounded by some of the most beautiful countryside in England. A historic town with a population of approx 4,500 it has all of the local amenities you might expect and also wonderful countryside walks including the Bromyard Downs.

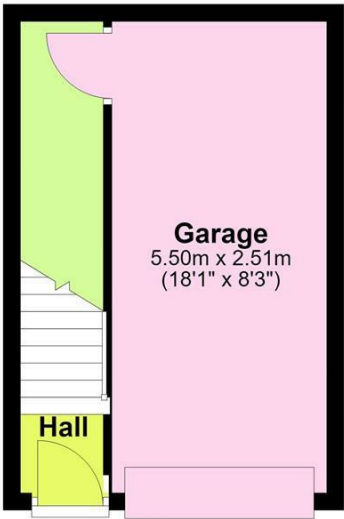
Broadband
Broadband Download Upload Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Openreach, Full Fibre

Mobile Coverage
Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

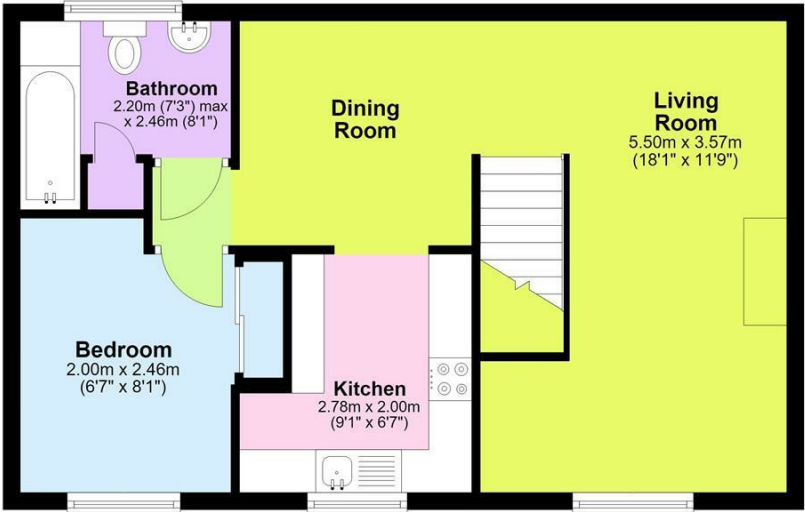
Anti-Money Laundering Regulatins
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



First Floor



Total area: approx. 68.8 sq. metres (740.5 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
From Hereford take the A465 to Bromyard and turn left before reaching the town signposted Panniers Lane. On reaching the T junction turn left on the A44 and immediately right into Winslow Road, follow the road until turning left into Bramley Orchard, take the first right and the property is found on the right hand side.

