



Freehold House

8 BAYNHAM CLOSE, BROMYARD, HR7 4EJ

£299,950

FEATURES

- Semi-detached South Facing House
- Superb Modern Kitchen and Utility
- Bathroom and Shower Room
- Large Open Plan Lounge/Dining Space. Conservatory
- Gas Heating, Upvc Double-glazing
- Garden, Sheds and Parking



3 Bedroom House located in Bromyard

Main Entrance

The front door with leaded lights and side window leads to the

Hallway

Oak flooring, radiator, and door to

Large Lounge/Dining Room

The lounge area has a feature woodburning stove, fitted carpet, walk-in cupboard with shelves, radiators, window to the garden and French doors to the conservatory.

The dining room has built-in shelving with cupboards under, window with leaded light, wooden flooring and a half-glazed doors to the kitchen.

Conservatory

Constructed with a uPVC frame built upon brick foundations. French doors to the garden, wood-effect flooring, radiator, light/fan, vertical blinds and power.

Kitchen

The kitchen is a stunning space with a range of base and wall mounted units and work surfaces of emerald pearl black granite. There is an integrated double-oven, dishwasher, fridge freezer, splashbacks, stainless steel sink, and an inset five-ring gas hob with extractor hood over. The island unit is made up of cupboards, drawers and a breakfast bar with space for a microwave. Wood-effect grey flooring, 2 radiators, ceiling spotlights, Velux roof light, fan/light, window to the rear and a part-glazed door to the garden. A door leads from the kitchen to the

Utility Room

With a range of wood-effect cupboards, work surfaces, coat rail, and space and plumbing for a washing machine and tumble drier.

Bathroom

With an inset double shower with hand-held and rain shower fittings, panelled

bath with part-tiled surrounds, vanity unit with white gloss cupboards and drawers, inset sink, illuminated mirror, WC with integrated cistern, ceiling spotlights, wall fan heater, extractor fan and window to side.

The stairs lead from the entrance hallway to

Landing

Fitted carpet, radiator, window, loft hatch to part-boarded loft. Airing cupboard with slatted shelves.

Bedroom 1

With a range of fitted bedroom cupboards, wardrobes, lighting and display shelves surrounding the space for a double bed. Fitted carpet, radiator, fan/light and windows to front aspect

Bedroom 2

With fitted carpet, radiator, built-in wardrobe with hanging rail and shelf, window to rear.

Bedroom 3

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

Shower Room

Inset shower with Mira mains fitment, tiled surrounds, tiled floor, radiator, spotlights, window, low flush WC, wash-hand basin and illuminated mirror.

Outside

The garden is approached via a good-sized tarmac parking area, with a brick wall and double gates. The garden is mainly laid to lawn with a concrete path leading to the house and borders of shrubs and herbaceous plants. There is a paved patio in front of the conservatory and the path leads to the side of the house to the entrance doors, garden gate and to the rear garden. This has a paved patio with low retaining wall and a step to a large decked area with useful work sheds.

Store Room

Off the paved patio and joining the house, is a useful store room with shelves, Worcester combi-boiler, light and power.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

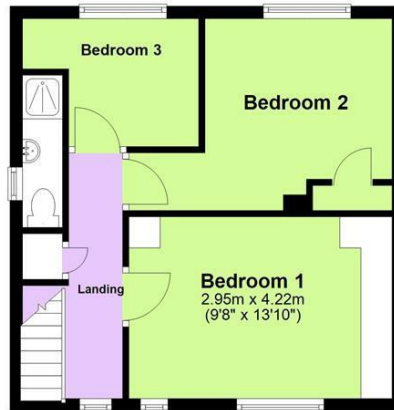
From the High Street, head onto New Road (A44 Leominster Rd). Just past the Hereford turning (and set back) the property is on the right just before Baynham Close.



Ground Floor
Approx. 66.5 sq. metres (715.6 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 102.6 sq. metres (1104.8 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 | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 81 |
| 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.

