



In a south facing position in a quiet cul-de-sac of four similar properties within walking distance of the town centre and all its amenities.

A Superbly Presented and Fully Modernised Spacious Three-Bedroom Mid-Terrace House with Mains Gas Fired Central Heating, uPVC Frame Double Glazing, Fitted Kitchen, Fitted Carpets/Floor Covering and Attractive Gardens.

**2 CLOVER COURT
BROMYARD
HR7 4BJ**



Comprising

Kitchen/Dining Room, Lounge, Inner Hall, Utility, Landing, Three Bedroom, Modern Bathroom, Attractive Gardens with New Fencing, Two Car Parking Spaces. EPC – C

Offers in the region of £205,000

NEW PRICE

2 Clover Court, BROMYARD HR7 4BJ

2 CLOVER COURT is in a south facing position in a quiet cul-de-sac of just four houses within walking distance of the town centre and all its amenities.

This superbly presented house has been fully modernised by the present owners over the last five years to include:-

- New ceilings and replastering throughout
- New electric wiring and plumbing
- uPVC frame double glazed windows and front door
- Combi-gas fired boiler, new radiators with thermostats
- Kitchen units and bathroom suite with shower
- Replacement internal doors
- Fitted carpets and floor coverings throughout
- Cavity wall and loft insulation
- Replacement exterior fencing front and rear
- Making parking space at front
- Forming an attractive rear garden with patio, astro turf, raised border and garden shed.

Opposite and across the cul-de-sac road, there is a second car parking space.

The accommodation, with approximate measurements, comprises:-

Front door with glazed upper pane to

KITCHEN/DINING ROOM Divided by a wide arch, board style floor, inset ceiling lighting.

Kitchen Area (11'10" x 6'10")



Range of base and wall units with gloss white fronts of cupboards and drawers, integral electric oven, space for fridge freezer, work surface with matching splashback, inset sink with swan neck mixer tap, inset four-ring electric hob with stainless steel chimney style extractor over, window to front.

Dining Area (10'10" x 8'1")



Wide south facing window to front, extractor, cupboard under stairs, part glazed door to

LOUNGE (12'10" x 12'3")



Board style floor, media panel, radiator, nine inset ceiling lights,



French doors to rear patio and garden. Door to

INNER HALL with board style floor and access to

UTILITY ROOM Board style flooring, radiator, worktop with space and plumbing under for appliances, Worcester gas fired boiler, shelf and window.

From the inner hall, carpeted stairs to

LANDING with carpet, radiator and access to insulated and part boarded loft space.

BEDROOM 1 (12'10" x 8'3")



Fitted carpet, upright radiator, window to rear.

BEDROOM 2 (11'2" x 8'5")



Fitted carpet, upright radiator, south facing window to front.

BEDROOM 3 (7'10" x 6'5") Fitted carpet, radiator, south facing window to front.

BATHROOM



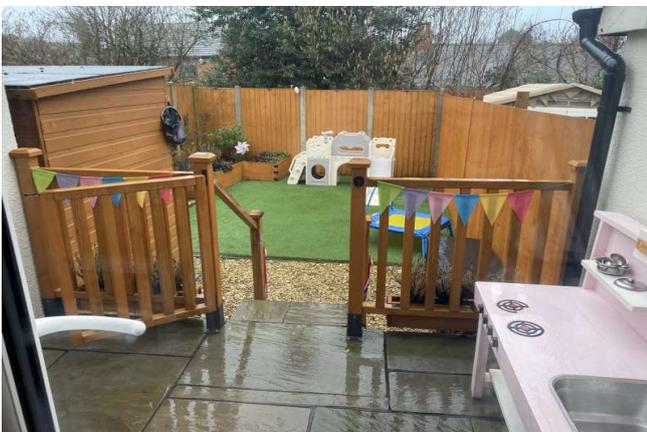
White suite of P-shaped panelled bath with tiling, rail, curtain and shower over of rainwater head and handheld head, hand basin and WC. Laminate floor, ladder style towel rail, extractor and window. Cupboard with shelves.

THE FRONT GARDEN

This is attractively laid out with board fences in concrete uprights each side. Chipping **PARKING SPACE** to brick pavioured path. Outside tap.

THE REAR GARDEN

This is attractively laid out having board fences on three sides for privacy.



From the French doors, there is a patio of stone style paving, timber fence,



gate and steps to chipping area, astro turf dog friendly lawn, L-shaped raised border of shrubs.

Timber frame **GARDEN SHED**

Opposite side of the cul-de-sac, there is a **CAR PARKING SPACE**

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre, take the A44 Leominster road. Just before the Hereford road, turn right into Clover Road, then first right into Clover Terrace. Look for the turn on the left-hand side into Clover Court.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003481

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.