



House - Townhouse

# THE FORGE TENBURY ROAD, BROMYARD, HR7 4HU

Asking Price

## £110,000

### FEATURES

- Terraced cottage
- Sold with no onward chain!
- Town centre location
- One bedroom
- Ideal for a first time buyer/ investor
- Must be viewed!



# 1 Bedroom House - Townhouse located in Bromyard

## Property Description

Situated in the heart of the Town Centre of Bromyard and being offered for sale with no onward chain, a one bedroom mid terraced cottage offering a fantastic opportunity for a first time buyer or investor. A viewing is highly recommended.

## Ground floor

With entrance door leading into the open plan living area.

## Open plan living area

With part wood effect flooring, part carpeted flooring, carpeted stairs leading up, window to the front aspect, two ceiling light points, radiator. Kitchen fitted with matching wall and base units, work surface space over, sink and drainer unit, four ring gas hob with extractor over and oven below, under counter space for washing machine, space for freestanding fridge/freezer, tiled splash backs, loft hatch, recessed spotlights, tiled floor and door into

## Downstairs WC

With low flush WC, wash hand basin with tiled splash back, tiled floor, window, wall mounted fuse box, ceiling light point and extractor.

## First floor landing

With fitted carpet, ceiling light point, smoke alarm, airing cupboard housing gas central heating boiler, two hanging rails and doors leading into

## Bedroom one

Fitted carpet, ceiling light, radiator, single glazed window to the front aspect, storage cupboard over the stairs and feature beam.

## Bathroom

Three-piece white suite comprising panelled bath with shower head attachment over and tiled surround, low flush WC, pedestal wash hand basin with tiled splash back, heated towel rail, velux window, vinyl flooring, ceiling light and extractor.

## Directions

From the Bromyard office proceed towards the T junction taking the left turn onto Old Road, immediately taking the right turning onto Tenbury Road, the property is situated immediately on the right hand side.

## Tenure & Possession

Freehold - vacant possession on completion.

## Property Services

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

## Outgoings - Bromyard

Council tax band A - £1711.85 for 2025/2026

Water and drainage rates are payable.

## 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

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

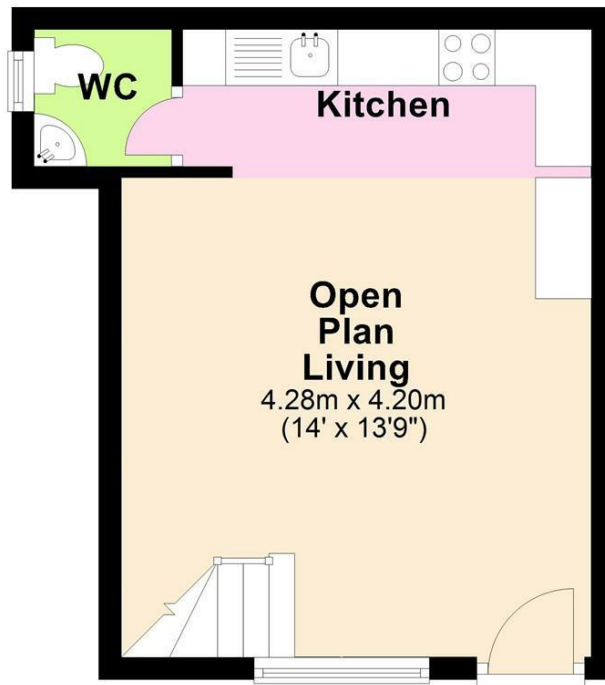




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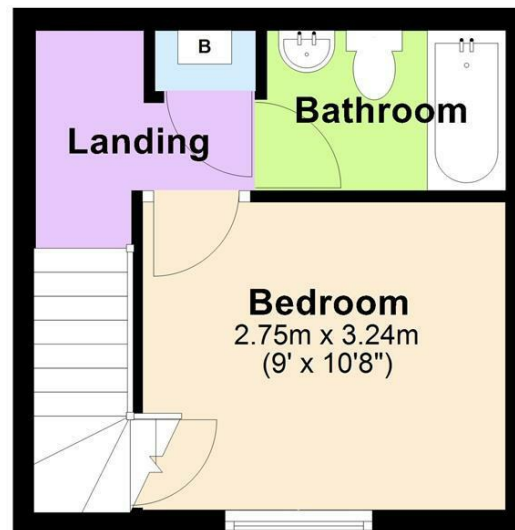
## Ground Floor

Approx. 24.4 sq. metres (262.9 sq. feet)

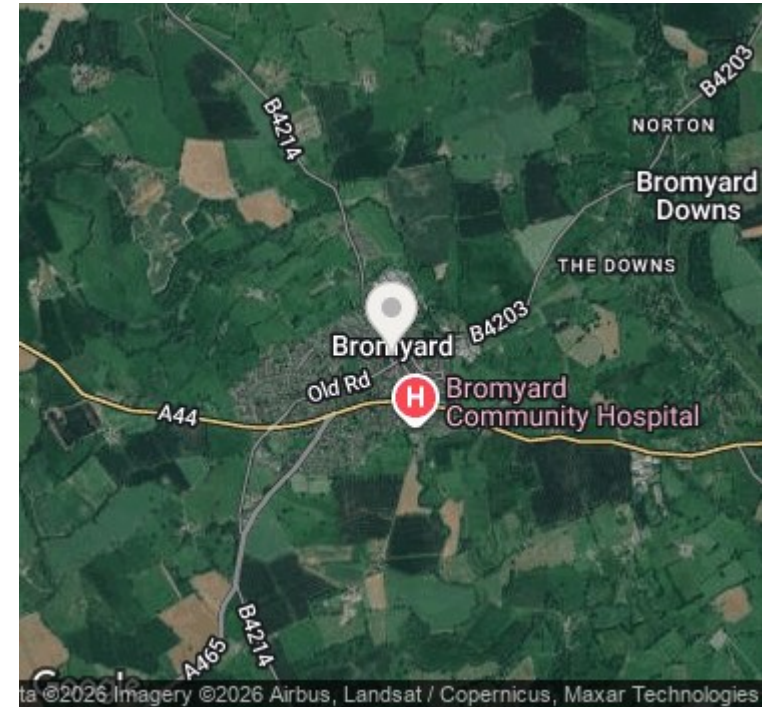


## First Floor

Approx. 18.3 sq. metres (196.5 sq. feet)



Total area: approx. 42.7 sq. metres (459.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	82
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.

