



Freehold House - End Terrace

# 6 THE KNAPP, BROMYARD, HR7 4BD

## £265,000

### FEATURES

- Extended period house
- Three bedrooms
- Off-road parking
- Lovely residential location
- Large kitchen/dining room with AGA
- Good sized garden



# 3 Bedroom House - End Terrace located in Bromyard

Door to

## Entrance Hall

With radiator, window and central heating thermostat. Part panel glazed door to

## Inner Hall

With cupboard housing electric fuse-board and further cupboard housing the gas fired central heating boiler.

## Lounge

With radiator, patio doors and side windows to the rear garden.

## Kitchen/Dining Room

Fitted with a range of bespoke oak style units with work surfaces, tiled splashbacks, central island station, gas-fired AGA, sink unit, two radiators, extractor fan, windows to front and rear, store cupboard, plumbing for dishwasher and electric cooker point.

## Utility Room

With sink unit and window.

## Downstairs Cloakroom

With WC, wash hand basin, electric heater, extractor fan and window.

Staircase from the Kitchen/Dining Room to

## Spacious First Floor Landing

With small study area and window to front.

## Bedroom 1

With radiator, storage cupboard and window to rear.

## Bathroom

With white suite comprising enamel bath, wash hand basin with cupboard under, WC, tiled shower cubicle with electric fitment, radiator, extractor fan, wall mounted electric heater and window to front.

## Inner Landing

With hatch to roof space.

## Bedroom 2

With wardrobe, radiator and window to rear.

## Bedroom 3

With radiator, window to side, walk-in wardrobe and airing cupboard with hot water cylinder.

## Outside

To the front of the property is a large gravel parking area and side access to the good sized rear garden which has a large brick paved patio and lawn with raised flowerbed. Outside power socket and sun awning.

## Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

What3Words - ///contained.photos.occupy

## Viewing Arrangements - Bromyard

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

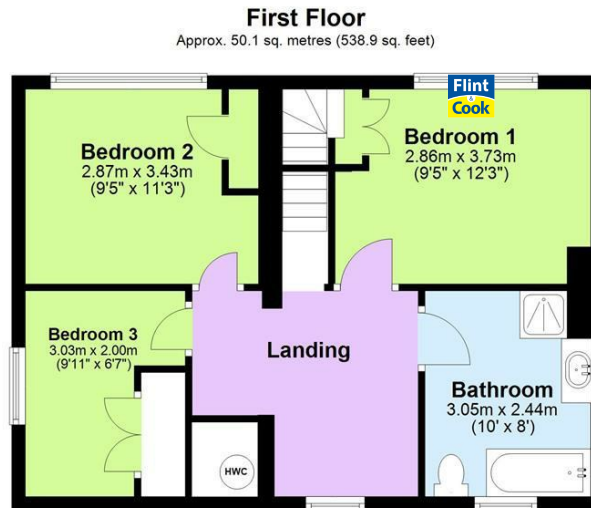
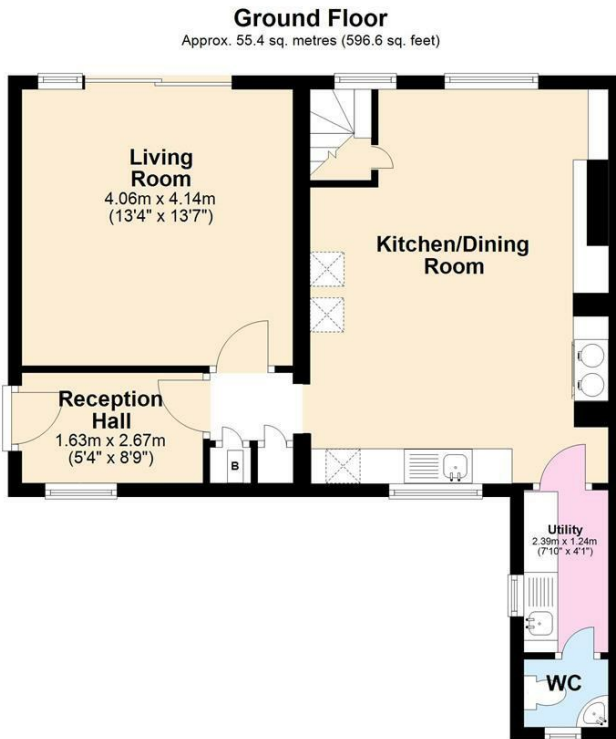
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



FLINT & COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE



Total area: approx. 105.5 sq. metres (1135.5 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			
		69	84
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.

