



House - Detached - Freehold

# 56 BRAMLEY ORCHARDS, BROMYARD, HR7 4UT

## £359,950

### FEATURES

- 4 Bedroom Detached House
- Situated in a Popular Residential Area
- Scope for Modernisation
- Bathroom, En-suite and Downstairs WC
- Integral Garage. Parking
- NO ONWARD CHAIN!



# 4 Bedroom House - Detached located in Bromyard

## Entrance

The main entrance is under a canopy porch to the side of the building.

## Entrance Hallway

Cloaks cupboard with fuse board, smoke alarm, carpet and door leading to the

## Downstairs WC

Low flush WC, wash-hand basin, radiator, mirror and extractor fan.

## Large Lounge

With window to front, carpet, radiator, picture lights, ceiling light fitment, coving and thermostat.

## Dining Room

Sliding doors onto the patio and garden, ceiling light fitment, carpet, 2 radiators and archway to the

## Kitchen

Range of wood effect base units comprising cupboards and drawers and additional wall mounted cupboards with work surfaces, tiled splashbacks, stainless steel sink and drainer, Electrolux double oven, halogen hob with extractor over, floor tiles, window to the garden and door to the

## Utility Room

Useful work surface with stainless steel sink, base and wall mounted cupboards, space for washing machine and tumble-dryer, radiator, Worcester Green Star boiler, tiled floor covering and part-glazed uPVC access door to the side aspect.

Stairs lead up from the entrance hallway to the

## Landing

Window to the side, radiator, carpet, two ceiling lights, roof hatch to loft space, smoke alarm, airing cupboard housing hot water cylinder with slatted shelf above.

## Bedroom 1

Windows to front and side aspects, radiator, carpet, two large wardrobes with sliding mirrored doors, both with shelves and hanging rails. A door leads to the

## Ensuite Shower Room

Low level WC, pedestal wash-hand basin, shower cubicle with mains Mira Excel shower fitment, grab handle, tiled walls, extractor fan, light, shaver socket and mirror.

## Bedroom 2

Radiator, carpet, window to rear view, ceiling light, cupboard with shelves and hanging rail.

## Bedroom 3

Window to rear, carpet, radiator, cupboard with shelving and hanging rail.

## Bedroom 4

Window to front, radiator, ceiling light and carpet.

## Outside

The house is set back with ample parking to the front and a lawned area. A path leads to the side of the house and the main entrance. There is a wooden gate which enters onto the rear garden which is mainly laid to lawn, with patio slabs for a sunny dining area, wooden arch, outside tap, lighting, wooden fences to the sides and native hedge with fields beyond. There is access round to the utility doorway and a door to the

## Garage

With up-over-door.

## Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

///drummers.extensive.amused

## Viewings

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

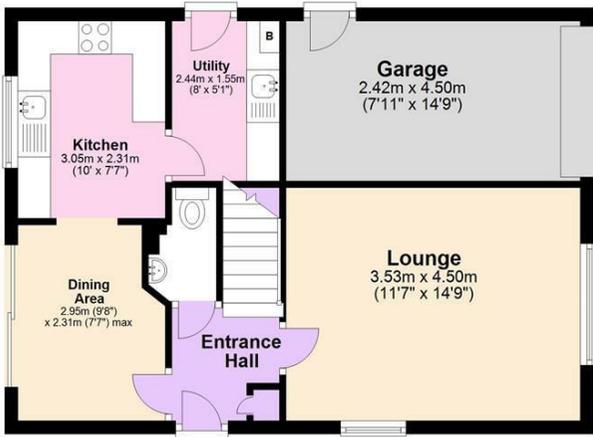
Saturday 9.00 am - 1.00 pm

## Money Laundering

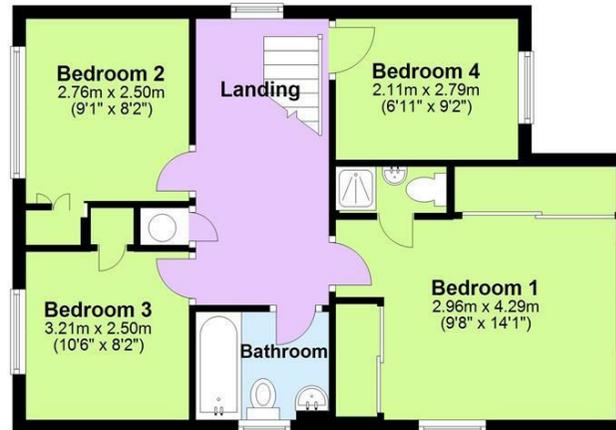
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer



**Ground Floor**  
Approx. 52.1 sq. metres (560.6 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 99.8 sq. metres (1074.7 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	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.

