



Freehold House - Semi-Detached

29 BRAMLEY ORCHARDS, BROMYARD, HEREFORDSHIRE, HR7 4UT

Offers Over

£300,000

FEATURES

- Extended Semi-detached House
- Popular Residential Locaion
- 5 Bedrooms, 1 En-suite
- Fabulous Contemporary Kitchen/Diner
- Parking for at least 8 Vehicles
- Attractive Garden and Patio



5 Bedroom House - Semi-Detached located in Bromyard

Entrance Hall

Accessed from a canopied porch, the hall has a radiator and a downstairs cloakroom.

Cloakroom

With wash hand basin, WC, radiator, window, electric fuseboard.

Lounge

With laminate flooring, three radiators, under stairs storage cupboard, a window to the front, window, patio doors to the conservatory and staircase leading up to the first floor.

Conservatory

With radiator, laminate flooring and double doors onto the rear patio.

Kitchen/Dining Room

Which is fitted with a range of contemporary style white high gloss units with granite work tops and tiled splashbacks, sink unit, electric double oven, halogen hob and extractor hood, plumbing for a washing machine, built in dishwasher, tiled floor, breakfast bar with granite top, wall mounted gas central heating boiler, windows to front and rear.

First Floor Landing

With a hatch to the roof space and a storage cupboard.

Bedroom 3

With a radiator and window to the rear.

Bedroom 4

With a radiator and a window to the front.

Bedroom 5

With a radiator and a window to the front.

Bathroom

With bath and mixer tap, wash hand basin with a cupboard under, WC, tiled floor, radiator, extractor fan and window.

Inner Landing

With hatch to the roof space.

Bedroom 1

With fitted wardrobes, radiator, window to the rear and ensuite.

Ensuite Shower Room

With a tiled shower cubicle and mains fitment, wash hand basin, WC, ladder style radiator, extractor fan.

Bedroom 2

Radiator, carpet and window to the front.

Outside

To the front of the property there is a large open plan parking area with space for a minimum of eight vehicles, there is an outside water tap. Side access leads to a good sized rear garden which is enclosed by wood border fencing for privacy and which has been landscaped with a large paved patio, retaining sleepers and steps to the lawn, there are numerous ornamental shrubs, outside lights and a power socket.

Services

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

Outgoings

Council tax band B. Water and drainage - rates are payable.

Directions

///sailing.honeybees.fork

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

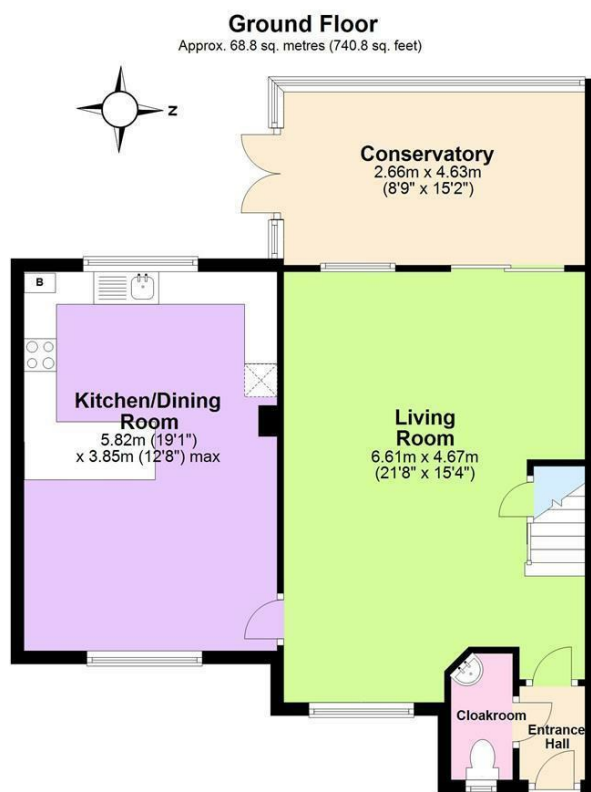
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

29 Bramley Orchards, Bromyard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

