



House - Terraced

# 2 TOWER HILL, BROMYARD, HEREFORDSHIRE, HR7 4DF

## £170,000

### FEATURES

- Gas central heating & double glazing
- Walking distance to the town centre
- Victorian terraced house
- Ideal for first time buyer/investment
- Well presented throughout
- Must be viewed



# 2 Bedroom House - Terraced located in Bromyard

## Open Plan Kitchen/Living Room

With wood effect flooring, window to the front aspect, log burner, radiator, carpeted stairs leading up and a useful under stairs storage area.

### Kitchen Area

Fitted with a range of matching wall and base units with ample work surfaces and tiled surrounds, electric oven, 4 ring gas hob with extractor over, stainless steel sink and drainer unit with mixer tap, integrated fridge, space and plumbing for a washing machine, window to the rear aspect, wood effect flooring, part glazed door to the rear aspect, window to side and a cupboard housing the Worcester boiler.

## First Floor Landing

With fitted carpet, 2 windows to the side aspect, loft access hatch, central heating thermostat and doors to

### Bedroom 1

With fitted carpet, window to the front aspect, walk in wardrobe area, cupboard, radiator and ceiling light point.

### Bedroom 2

With fitted carpet, radiator, window to the rear aspect, ceiling light point.

## Shower Room

With vinyl flooring, vanity wash hand basin with storage below, low flush WC, ladder style radiator, walk in shower cubicle with mains shower fitment and aqua boards, ceiling spot lights.

## Outside

The front the property is approached by a shared pathway with steps leading to a pathway to the front door. To the side of the property, a path takes you to a private seating area laid with decorative stone and bordered by hedging, further along the side pathway is a useful wooden shed, there is an outdoor tap and outside light. There are steps down to the roadside pavement.

The path leads across the rear of the property, with right of access behind the neighbouring properties.

To the other side of the property, there is a small, easily manageable garden situated close by.

## Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

What3Words///available.rhino.resold

## Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (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

## Ground Floor

Approx. 24.1 sq. metres (259.1 sq. feet)

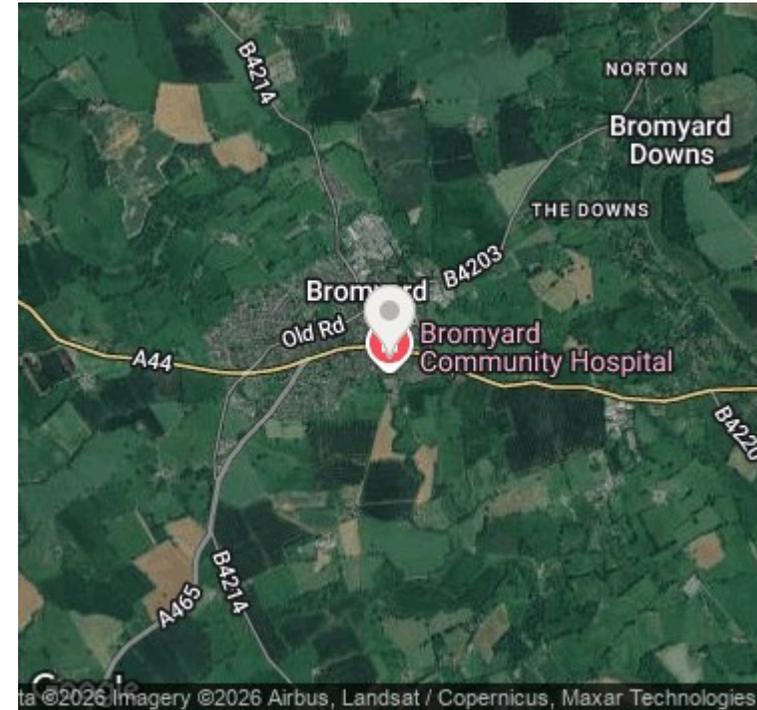


## First Floor

Approx. 22.9 sq. metres (246.8 sq. feet)



Total area: approx. 47.0 sq. metres (505.9 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 89        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (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.

