



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

NO ONWARD CHAIN

Off a brick paved cul-de-sac road on a popular residential estate within walking distance of the town centre and all its amenities.

A Coach House Style Spacious Superbly Presented First Floor One-Bedroom Apartment with Ground Floor Hall, uPVC Frame Double Glazing, Gas Fired Central Heating, Fitted Carpets, Integral Garage and Side Lawn.

10 BRAMLEY ORCHARDS BROMYARD HR7 4UT



Porch, Hall and Stairs, Feature Open Plan Lounge and Dining Room, Fitted Kitchen, Bedroom, Bathroom, Integral Garage, Parking Space and Good-Sized Lawn Area. EPC – C

Offers in the region of £155,000

NEW PRICE

10 Bramley Orchards, BROMYARD HR7 4UT

10 BRAMLEY ORCHARDS is within a popular residential estate on the outskirts of Bromyard within walking distance of the town centre, its amenities, and the two schools. Just a short walk away there are footpaths over open fields.

This superbly presented coach house style spacious first floor one-bedroom apartment has a ground floor porch and hall to stairs, feature open plan lounge and dining area, fitted kitchen, bathroom with new shower fitting over bath, uPVC frame double glazed windows and front door, mains gas fired central heating to radiators and fitted carpets.

N. B. There is the chance to purchase some or all of the furniture and effects in the property.

Outside, and approached off a brick paved cul-de-sac, there is a tarmac drive/parking area to the integral single garage and a good-sized lawn area to the side.

The accommodation, with approximate measurements, comprises:-

CANOPY PORCH and part glazed front door to

HALL with telephone point, radiator and stairs to the feature

OPEN PLAN LOUNGE AND DINING AREA

The Lounge Area (18'3" x 12'6")



Radiator, two uplighters on a dimmer switch, smoke alarm, central heating thermostat,



window to front with view through to open fields, timber fireplace surround with log effect electric fire.

The Dining Area (9'0" x 6'0")



Radiator, smoke alarm, access to loft space.

KITCHEN (9'9" x 8'9" max.)



Range of Symphony base and wall units with maple fronts of cupboards and drawers, integral Zanussi electric oven, space and plumbing for washing machine, work surface with tiled splashback, stainless steel sink and mixer tap, inset four-ring gas hob, matching breakfast bar. Ceramic tile floor, wall mounted Worcester combi-boiler and window to front.

Arch from the dining area to passage and doors to

BEDROOM (10'6" x 8'3")



Radiator, double sliding mirrored doors to built-in wardrobe of hanging rail and shelf.

BATHROOM



Cream suite of panelled bath with tiling, new shower over with an inset WC, hand basin with mirror and shaver point over.

Radiator, part tiled walls, extractor, window to rear and door to

BUILT-IN CUPBOARD with shelves , iron, ironing board, etc.

OUTSIDE

The property is approached off the cul-de-sac road to a tarmac **DRIVE/PARKING AREA** to the

INTEGRAL GARAGE with up and over door, power points and light.

THE GARDEN



To the side of the drive and the property there is a good-sized lawn area bounded by a low wooden fence.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS From the High Street turn left in front of the community centre and first right into Tenbury Road. Turn left opposite into Winslow Road. Proceed up Winslow Road and turn right into Bramley Orchards, Take the first right and right again into the cul-de-sac.

VIEWING Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003407

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.