





Freehold House

20 DAMSON TREE CLOSE, BROMYARD, HEREFORDSHIRE, HR7 4UN

£260,000

FEATURES

- Semi-detached 3 bedroom dormer-style property
- Versatile Living Accommodation
- Excellent parking, rear garden
- Popular residential area
- Large lounge, kitchen/dining room
- No onward chain

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Flint & Cook

3 Bedroom House located in Bromyard

The property is approached through a newly fitted 3-light uPVC door.

Entrance Hall
With smoke alarm and ceiling light.

Cloakroom
Wash-hand basin, low-level WC, extractor fan, radiator and window.

Kitchen/Dining Room
Fitted with painted wood-effect base and wall-mounted units with work surfaces and tiled splashbacks, 1 1/4 bowl stainless steel sink, wall-mounted Worcester-Bosch gas-fired central heating boiler, display cabinets and shelving, space for fridge, space for cooker, space and plumbing for dishwasher, strip light, extractor fan, radiator, wood-effect floor covering, plenty of room for a table and window to front aspect.

Annexe/Utility/Office Space
Currently used as an annexe with walk-in shower room, bedroom and sitting room. This has enormous potential for either extended family living, or as an office, utility, playroom or hobby area. The shower room has a low flush WC, low wash-hand basin, ceiling light, extractor fan, wheel-chair friendly shower with Mira electric fitment, grab handles and tiling. A hallway leads to a room with radiator, ceiling light and door to the lean-to sun room with polycarbonate roof and door and window to the garden.

Spacious Lounge
Radiator, 2 ceiling lights, wood-effect laminate flooring, window to sun room and newly fitted sliding doors to the garden.

A staircase leads from the Lounge to the

Landing
Hatch to roof space, access to eaves storage space/airing cupboard with slatted shelving and radiator, smoke alarm point and ceiling light.

Bedroom 1
With window to lovely views towards The Downs, radiator and ceiling light.

Bedroom 2
Window overlooking rear garden, radiator and ceiling light.

Bedroom 3
With window to front views, radiator, ceiling light and eaves cupboard.

Bathroom
Peach suite comprising inset bath, low-flush WC, pedestal wash-hand basin, ceiling light and extractor fan.

Outside
The property is approached via a large brick-paved, open-plan parking and turning area with parking for at least 5 cars, with corner border and ornamental tree, an outside water tap and lighting. There is side access via a gate to the rear garden which is enclosed by fencing. There is a concrete patio, lawn, paved pergola and wooden shed.

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

Outgoings
Water and drainage rates are payable. Council Tax: D.

Directions
From Bromyard Town Centre, proceed to the by-pass, turn right and continue in a westerly direction. At the traffic lights, turn immediately right into Winslow Road.

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

Money Laundering Regulations

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



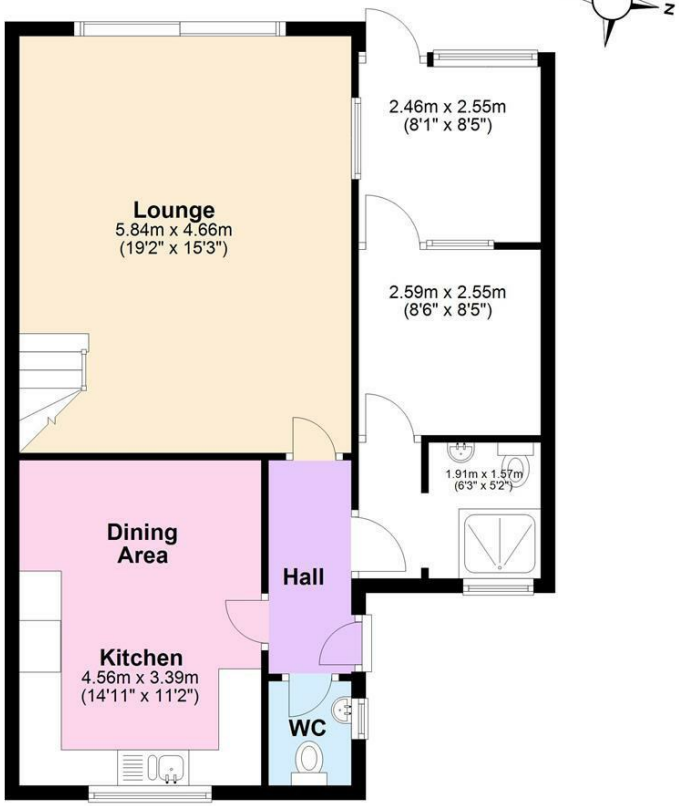






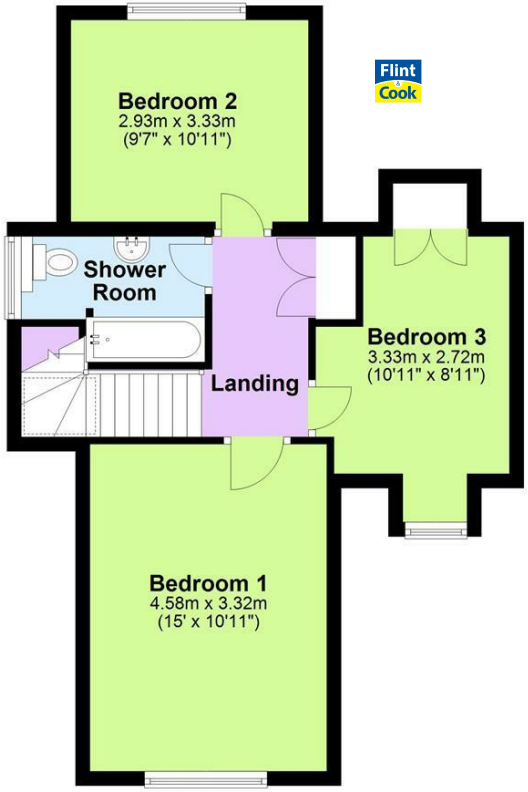
Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



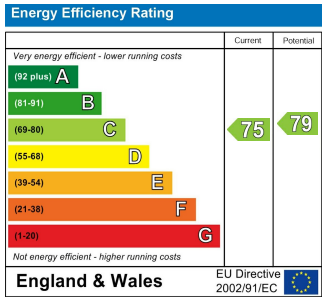
First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 115.4 sq. metres (1242.2 sq. feet)





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.