



Character Property

34 ROWBERRY STREET, BROMYARD, HR7 4DT

Offers In The Region Of £150,000

FEATURES

- All mains services
- Substantial Period property
- Many exposed beams and timbers
- Potential residential conversion
- Stone and half-timbered elevations
- Retail/Workshop use
- Spacious accommodation over 3 storeys
- Convenient Town location



Character Property located in Bromyard

Entrance Vestibule

Door with access into the Showroom.

Downstairs Cloakroom

WC, wash hand-basin, radiator.

Showroom

Window, 6 radiators and staircase leading to the

Workshop and store rooms

Windows to front, rear and side, 6 radiators, store cupboard (also housing the gas central heating boiler) and staircase leading to the

Large Attic and store rooms

Window.

Conversion potential

The property would be ideal for conversion into a characterful residential property, subject to necessary planning consents.

Services

Mains water (metered), electricity, gas and drainage.
Business Rates payable - currently Nil

Outgoings

Currently Business rates - Nil

Water - metered supply and drainage rates are payable.

Directions

From our offices in High Street, proceed to the T-junction and turn right into Cruxwell Street. Follow the road round to the right into Rowberry Street and the property will be found on the right-hand side after approximately 500 yards.

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.



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Total area: approx. 230.7 sq. metres (2482.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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			
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.

