



## Plot 3, The Breamore, Bramley Drive Sutton St Nicholas, Hereford, HR1 3DL

£550,000





## External Finishes:

UPVC Storm Grey Windows & French Doors  
Black UPVC Guttering  
Storm Grey Composite Front Doors  
External Tap  
Electric Vehicle Car Charging Point  
External Power Point  
Landscaped Front Gardens  
Paved Patio area  
Double Garage with Lighting & Power Points & Additional Off Road Parking  
Electrically Operated Up and Over Garage Door

## Please Note:

All images are used for illustrative purposes and are

representative only. They may be CGI or of a show home, and may not be the same as the actual property available. The specification, layout and décor may differ. Images may be of a slightly different model of home. Individual features such as windows, brick, carpets, paint and other material colours may vary and the specification of fittings may vary. Some exterior images are CGI and actual homes may have different external finishes.

## GDPR:

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If you do not wish to have your details passed onto Bell Homes, please let us know.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

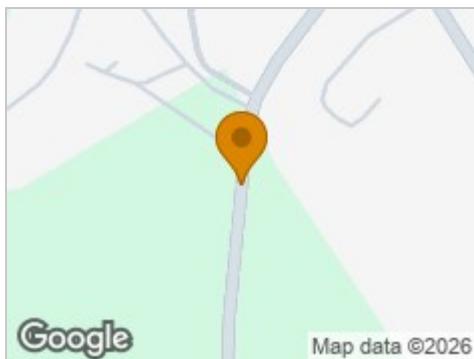
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

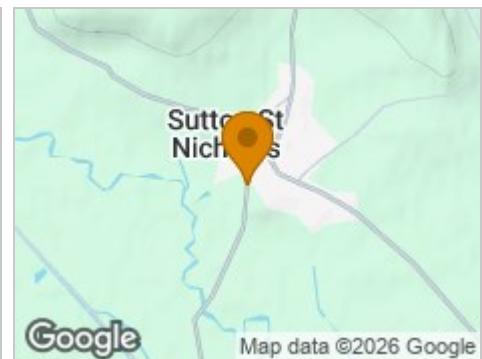
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### THE BREAMORE FLOOR PLAN



**ROOM** **IMPERIAL / "** **METRIC / mm**

Living Room	12' 0" x 24' 0"	3660 x 7310mm
Kitchen / Dining	11' 6" x 24' 0"	3512 x 7310mm
Utility	6' 3" x 8' 4"	1910 x 2540mm

**TOTAL FLOOR AREA**  
1465ft<sup>2</sup> / 136.1m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	11' 8" x 13' 8"	3559 x 4166mm
Bedroom 2	12' 2" x 11' 7"	3712 x 3528mm
Bedroom 3	9' 8" x 10' 0"	2955 x 3056mm
Bedroom 4	8' 9" x 12' 2"	2674 x 3694mm
Bathroom	8' 4" x 6' 8"	2542 x 2018mm
En-Suite	6' 1" x 7' 11"	1883 x 2421mm

**GROUND FLOOR**

**FIRST FLOOR**

CONSUMER CODE FOR HOME BUILDERS APPROVED CODE TRADINGSTANDARDS.ORG

We strive to make each house and development as varied and interesting as possible. Therefore the sizes in the floorplan are only indicative purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and should not form part of a contract. The Plans are NOT TO SCALE, and may not be to size. Please do not use this information for purchase of materials and fixtures.

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## Viewing

Please contact our Land & New Homes Office  
on 01594 835751 if you wish to arrange a viewing appointment for  
this property or require further information.

## Energy Efficiency Graph

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