



House - Detached

32 OLD ROAD, BROMYARD, HR7 4BQ

Asking Price

£260,000

FEATURES

- Detached cottage
- Three bedrooms, bathroom and downstairs W/C
- Sold with no onward chain!
- Town centre location
- Ideal first time buyer/family home
- Must be viewed!



3 Bedroom House - Detached located in Bromyard

Property Description

Situated a short walk from Bromyard Town Centre, a well presented three bedroom detached cottage which has been thoughtfully extended and is offered for sale with no onward chain. The property comprises three receptions to the ground floor, kitchen & downstairs toilet with three bedrooms and bathroom to the first floor. The property also benefits from gas central heating, a wood-burning stove, double glazing and a good sized rear garden. A viewing is highly recommended.

Ground floor

With steps and front door leading into the

Living room

With wood effect flooring, ceiling light point, two wall lights, radiator, carpeted stairs leading up with useful under stair storage cupboard, space for hanging coats, feature wood burning stove with tiled hearth and wooden mantle over; door into the dining room and large opening into the

Sitting room

With wood effect flooring, ceiling light point, two fitted wall lights, radiator and double glazed french doors out to the rear garden.

Dining room

With tiled floor, fitted wall and base units with work surface space over, space for a freestanding fridge/freezer, radiator, ceiling light point, double glazed window to the front and opening into the

Kitchen

With fitted base units, stainless steel sink and drainer unit, four ring electric hob with extractor over and oven below. Under counter space for washing machine, wall mounted gas central heating boiler, double glazed window and door out to the rear and side aspect and door into the

Boot room/WC

With tiled floor, wall mounted fuse box, space for coat hanging and opening into the WC with low flush WC, ceiling light point, extractor and tiled floor.

First floor landing

With fitted carpet, ceiling light point, thermostat, smoke alarm, double glazed window overlooking the rear garden and doors into

Bedroom one

With fitted carpet, ceiling light point, radiator, double wardrobe with sliding doors and double glazed window overlooking the rear garden.

Bedroom two

With exposed wooden floorboards, double glazed window, ceiling light point and radiator.

Bedroom three

With exposed wooden floorboards, radiator, ceiling light point and double glazed window to the front aspect.

Bathroom

Three piece white suite comprising p shaped panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail, tiled floor, ceiling light point and extractor.

Outside

To the rear a good sized garden. Steps lead up to a raised patio area with further steps leading to a good sized area of lawn enclosed by a mixture of hedging and fencing. There is a useful outside wooden storage shed, outside lights and power point. To the front there is an iron gate opening onto a stoned area with access into the kitchen and to the remainder of the garden.

There is on street parking available to the front and there is also additional parking available across the road at a cost of £100 per annum.

Directions

From the Bromyard office, proceed along the High Street to the T junction turning left and proceeding straight up Old Road where the property is situated on the right hand side as indicated by the agents for sale board.

Tenure & Possession

Freehold - vacant possession on completion.

Property Services

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

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01885 488166).

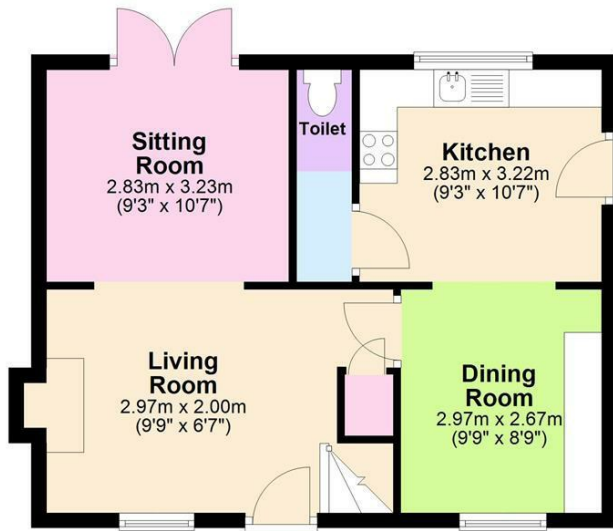
Money Laundering

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



Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(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.

