



NO UPWARD CHAIN

In a south facing position set well above Old Road within walking distance of the town centre, its amenities, and the two schools.

A Superbly Presented Extended Period End of Terrace Two-Bedroom House with uPVC Frame Double Glazing, Mains Gas Central Heating, 19' Conservatory, Fitted Kitchen and Carpets. Long Rear Garden Approx. 100 Ft to Garage.

**94 OLD ROAD
BROMYARD
HR7 4BQ**



Hall, Sitting Room, Dining Room, Fitted Kitchen with Appliances, Conservatory, Landing, Master Bedroom with Fitted Units, Second Bedroom, Bathroom, Attractive Gardens – Total Depth about 180 Ft. EPC – D

Offers in the region of £200,000

94 OLD ROAD



is in a south facing elevated position set above Old Road. It is within walking distance of the town centre, all its amenities, and the two schools.

From Old Road there is a pedestrian gate to the front garden and door. Vehicular access is via York Road and Nodens Lane to the brick and tile garage at the end of the rear garden.

This extended end of terrace house is in excellent decorative order being ideal for further extension subject to usual permissions. It has uPVC frame double glazed windows and external doors, mains gas fired central heating to radiators with thermostats, 19 ft conservatory, fitted kitchen with light oak units and integral appliances, the master bedroom has a range of fitted units, fitted carpets and floor coverings.

Outside there are large attractive gardens with a total depth of about 180 feet. They comprise of patios, lawns and borders with lap, timber or hedge boundaries. To the end of the rear garden there is a brick and tile garage backing onto Nodens Lane.

The accommodation, with approximate measurements, comprises:-

Front door with half moon light and window over to

HALL with fitted carpet, radiator, hat and coat hooks, door to

SITTING ROOM (11'6" x 9'11")



Fitted carpet, moulded timber fireplace surround with pattern tile and steel inset fireplace with living flame coal effect fire and tiled hearth. Radiator, picture rail, two wall lights and matching ceiling light fitting, large south facing window to front, glazed door to

DINING ROOM (14'6" x 9'10")



Inset with gas fired living flame coal effect stove on a tiled hearth, cupboard and shelves to side of chimney breast, fitted carpet, ornate ceiling light, glazed double doors to

L-SHAPED KITCHEN (14'7" x 5'6" plus 5'0" x 4'6")



Range of base and wall units with light oak fronts of cupboards and drawers, space for gas cooker with moulded hood and extractor over, integral dishwasher, fridge and freezer, space for washing machine, work surface with tiled splashbacks, inset 1.5 bowl stainless steel sink and mixer tap.



Vinyl floor, radiator, three windows to the rear garden, exposed ceiling timber, wall mounted Worcester boiler, Velux roof light and half glazed door to side garden.

From the dining room a glazed door to

CONSERVATORY (18'9" x 7'5")



of half brick walls, uPVC frame double glazed windows on three sides, French doors to rear garden and oblique box profile roof. Ceramic tile floor, radiator, two wall lights on dimmer switch and blind to south facing window.

From the hall, carpeted stairs with hand rail and side window to

LANDING with fitted carpet and access to loft space.

BEDROOM 1 (12'6" x 10'8")



Fitted carpet, range of fitted bedroom units with cream fronts of wardrobes with hanging rails and shelves, space for double bed with cabinets each side, shelf and cupboards over, side cupboard of hanging rail and shelves. Radiator, window to front.

BEDROOM 2 (9'2" x 7'9")



Fitted carpet, radiator,



window to rear garden.

BATHROOM



White suite of panelled bath with tiling, shower, rail and curtain over, hand basin and WC. Vinyl floor, large mirror with shaving light over, part tiled walls, radiator, medicine cabinet, extractor and window with blind.

THE FRONT GARDEN

This is approached from Old Road by a pedestrian gate to step and sloping path with triangle of sets to one side bounded by a natural stone wall, border and high hedge. Concrete paths, chipping area and hedges on two sides. Side path with dry stone wall and border to an arched wrought iron gate.

THE LONG REAR GARDEN APPROX. 100 FEET



This is attractively laid out and runs down to the garage and Nodens Lane. Full width concrete patio with brick wall to one side, low brick wall with chipping border and rambling rose against a timber fence. Central path with lawns each side to a dividing trellis fence with climbers, arch and wicket gate.



Lower garden area of lawn with stepping stone path, arch, shrubs and useful **STORE SHED**. Concrete apron and door to

BRICK AND TILE GARAGE (17'8" x 9'3")



Concrete floor, shelves, up and over door to concrete forecourt and Nodens Lane. Vehicular access route is via York Road taking first right.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From High Street turn left in front of the community centre and proceed up Old Road. Park on right just before the York Road turn.



VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003441

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.