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In an elevated south facing position set well back from the road just outside the village of Bredenbury with excellent views and backing onto an open field. Approx. 4 miles Bromyard and 8 Leominster.

A Spacious Three-Bedroom End of Terrance House set in Attractively Laid Out Large Garden. uPVC Frame Double Glazing, Modern Electric Heaters, Fitted Carpets, Opportunity to Extend Accommodation into Large Storeroom.

8 GRENDON FIRS
BREDENBURY
HR7 4TH



Comprising

Hall, 18' Through Lounge, Dining Kitchen, Pantry, Storeroom, Inset Side Porch, Fuel Store, Room Ideal for Improvement to Extra Accommodation, Landing, Three Bedrooms, Bathroom, Car Parking Space, Large Attractive Rear Garden 100 ft x 54 ft. EPC - F

Offers in the region of £249,950

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8 GRENDON FIRS



is in an elevated south facing position set well back from the road beyond a communal car parking area and an amenity lawn. It is just outside the village of Bredenbury, which has its own church, village hall, primary school and garage. Bromyard, with all its amenities, is just four miles. This spacious, end of terrace, house is set in unusually large gardens together with a car parking space and use of the shared car park to the south of the property.

The rear garden is a particular feature being approx. 100 ft x 54 ft bounded by fences and hedges for privacy and backing onto an open field. It is attractively laid out with paths and lawns interspersed by large borders of shrubs and trees.

The house has uPVC frame double glazed windows and external doors, modern Rointe electric heaters, fitted carpets, tiles or vinyl floors. It is the ideal subject for further improvement and to extend the ground floor accommodation into the integral storeroom.

The accommodation, with approximate measurements, comprises:-

Glazed front door to

RECEPTION HALL Fitted carpet, hat and coat hooks, electric radiator, space under stairs, door to kitchen and door to

THROUGH LOUNGE (17'11" x 11'1")



Tiled fireplace surround and hearth with flu pipe for a wood burning stove. N. B. No liner. There is also a back boiler. Fitted carpet, electric radiator, corner cupboard, windows to front and rear with pleasant views. Door to

DINING KITCHEN (16'4" x 7'9" incl. pantry and store)



Base and wall units of cupboards and drawers, space and plumbing for washing machine, work surface with tiled splashback and inset stainless steel sink and mixer tap. Tiled floor, electric radiator, point for electric cooker, spotlight fitting, hat and coat hooks, door to rear porch and window to rear overlooking the rear garden and the silvan backdrop. Doors to

PANTRY AND STOREROOM with shelves.

REAR PORCH Opening to side path and doors to

FUEL STORE and

INTEGRAL ROOM (10'5" x 6'9")



Ideal for inclusion into the accommodation. Concrete floor, light, power points and window to front.

From the hall, carpeted stairs with handrail to

LANDING Fitted carpet, electric radiator, access to loft space and window to the rear garden.

AIRING CUPBOARD with lagged hot water cylinder, immersion heater on timer and shelves.

BEDROOM 1 (14'3 x 9'9")



Fitted carpet, electric radiator,



window to front with magnificent views over open fields and distant hills and the Black Mountains.

BEDROOM 2 (12’2” x 10’6”)



Fitted carpet, electric radiator, window to front with view as bed one. Door to walk-in cupboard.

BEDROOM 3 (7’9” x 7'3" plus entrance and wardrobes)



Fitted carpet, full width built-in wardrobes of two sets of double doors, hanging rails and shelves, window to rear garden with view through to open fields.

BATHROOM



White panelled bath with tiling, glazed screen and Triton T80 electric shower over. Vanity unit in gloss white with shaped sink over and mixer tap. Fitted carpet, electric radiator, electric wall fan heater, spotlight fitting and window.

SEPARATE WC



with vinyl floor and window.

OUTSIDE

The terrace of Grendon Firs are approached off the road by two entrances to a large tarmac shared parking area and grass amenity lawn. A shared tarmac and concrete path leads to the front garden of number 8, the front door and on round to the gate to the private rear garden and integral porch.

THE CAR PARKING SPACES



It is a shared stone drive leading to a shared parking space on the concrete pad. To the side of the parking space, there is a wicket gate to number 8. There is also a parking area to the south of Grendon Firs, approached directly off the main road.

THE FRONT GARDEN

This is south facing and attractively laid out with borders of shrubs and trees with a trimmed hedge to one side and a brick wall to the other side. A path leads to the front door.

THE LARGE REAR GARDEN - APPROX. 100 FEET X 54 FEET



This is bounded by lap fences and hedges for privacy and backs onto an open field.



From the rear boundary, there are superb views over fields to the distant hills.



This large garden is attractively laid out of paths and shaped lawns bounded by large borders of shrubs and tress including firs, flowering cherry, corkscrew willow, ash, holly and oak. An arch, with climber, to stone path, two aluminium frame greenhouses and gate to side area. At the end of the garden, there are two timber garden sheds.

SERVICES Mains electricity and water. Shared drainage.

COUNCIL TAX BAND - B

DIRECTIONS
From Bromyard, take the A44 Leominster road. After about three miles, pass through the village of Bredenbury and Grendon Firs is on the right-hand side about 500 yards past Three Pines Garage.

VIEWING Strictly by prior appointment with the Agent on 01885 482171.



Total area: approx. 91.5 sq. metres (985.1 sq. feet)
8 Grendon Firs, Bredenbury, Bromyard

Ref. BB003490

THE PROPERTY MISDESCRIPTIONS ACT 1991
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