Freehold House

8 BAYNHAM CLOSE, BROMYARD, HR7 4EJ

£280,000

FEATURES

- Semi-detached South Facing House
- Bathroom and Shower Room
- Gas Heating, Upvc Double-glazing
- Superb Modern Kitchen and Utility
- Large Open Plan Lounge/Dining Space. Conservatory
- Garden, Sheds and Parking

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Flint & Cook

3 Bedroom House located in Bromyard

Main Entrance
The front door with leaded lights and side window leads to the

Hallway
Oak flooring, radiator, and door to

Large Lounge/Dining Room
The lounge area has a feature woodburning stove, fitted carpet, walk-in cupboard with shelves, radiators, window to the garden and French doors to the conservatory.
The dining room has built-in shelving with cupboards under, window with leaded light, wooden flooring and a half-glazed doors to the kitchen.

Conservatory
Constructed with a uPVC frame built upon brick foundations. French doors to the garden, wood-effect flooring, radiator, light/fan, vertical blinds and power.

Kitchen
The kitchen is a stunning space with a range of base and wall mounted units and work surfaces of emerald pearl black granite. There is an integrated double-oven, dishwasher, fridge freezer, splashbacks, stainless steel sink, and an inset five-ring gas hob with extractor hood over. The island unit is made up of cupboards, drawers and a breakfast bar with space for a microwave. Wood-effect grey flooring, 2 radiators, ceiling spotlights, Velux roof light, fan/light, window to the rear and a part-glazed door to the garden. A door leads from the kitchen to the

Utility Room
With a range of wood-effect cupboards, work surfaces, coat rail, and space and plumbing for a washing machine and tumble drier.

Bathroom
With an inset double shower with hand-held and rain shower fitments, panelled bath with part-tiled surrounds, vanity unit with white gloss cupboards and drawers, inset sink, illuminated mirror, WC with integrated cistern, ceiling spotlights, wall fan heater, extractor fan and window to side.

The stairs lead from the entrance hallway to

Landing
Fitted carpet, radiator, window, loft hatch to part-boarded loft. Airing cupboard with slatted shelves.

Bedroom 1
With a range of fitted bedroom cupboards, wardrobes, lighting and display shelves surrounding the space for a double bed. Fitted carpet, radiator, fan/light and windows to front aspect

Bedroom 2
With fitted carpet, radiator, built-in wardrobe with hanging rail and shelf, window to rear.

Bedroom 3
With wardrobe, carpet, ceiling light, radiator and window to rear.

Shower Room
Inset shower with Mira mains fitment, tiled surrounds, tiled floor, radiator, spot-lights, window, low flush WC, wash-hand basin and illuminated mirror.

Outside
The garden is approached via a good-sized tarmac parking area, with a brick wall and double gates. The garden is mainly laid to lawn with a concrete path leading to the house and borders of shrubs and herbaceous plants. There is a paved patio in front of the conservatory and the path leads to the side of the house to the entrance doors, garden gate and to the rear garden. This has a paved patio with low retaining wall and a step to a large decked area with useful work sheds.

Store Room
Off the paved patio and joining the house, is a useful store room with shelves, Worcester combi-boiler, light and power.

Directions
From the High Street, head onto New Road (A44 Leominster Rd). Just past the Hereford turning (and set back) the property is on the right just before Baynham Close.

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

Outgoings
Water and drainage rates are payable.

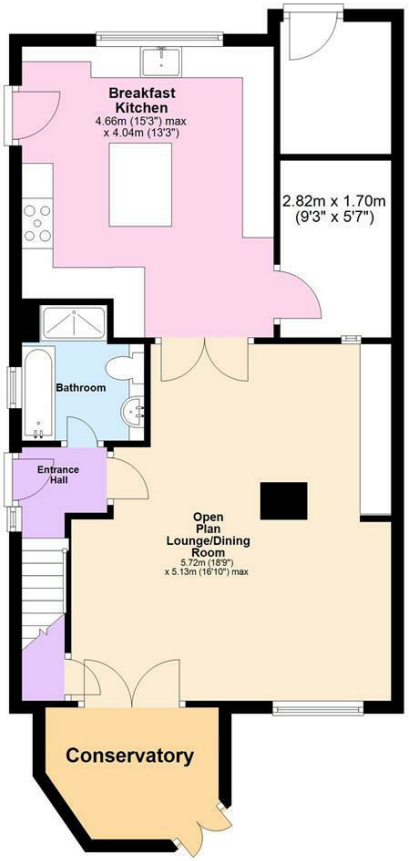
Viewing Arrangements - Bromyard
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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.

Ground Floor

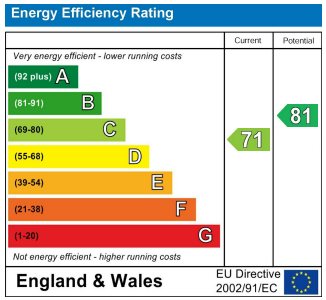
Approx. 66.5 sq. metres (715.6 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)

Total area: approx. 102.6 sq. metres (1104.8 sq. feet)



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.