

for sale

£205,000



Old Road Bromyard HR7 4BQ

Being offered with NO ONWARD CHAIN is this deceptively spacious, extended and ever characterful two double bed roomed terraced home, principally situated within easy walking distance of Bromyard Town Centre, North Herefordshire. Buyer's can expect character beams, double glazing and central heating.

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Well-presented throughout, this terraced home presents a unique and exciting opportunity for those looking for a first time purchase or to downsize, all the while enjoying a central location in the growing and character North Herefordshire town of Bromyard. Buyer's can expect to enjoy a charming home with easy walking distance to the numerous amenities Bromyard offers. Bromyard itself is a historic market town of Herefordshire and offers easy access to Hereford City, Worcester and neighbouring towns like Leominster.

The characterful and charming home briefly comprises a lounge, snug room, downstairs bathroom, kitchen with appliances and storage units and extension offering an ideal dining room space. Double glazed doors give access to the rear garden with a private patio area and steps up to a deceptively long green space with storage shed and additional patio space to the rear. The family-sized garden offers a range of fruit trees and a bright external space. The first floor offers a landing, two double bedrooms and a family shower room.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Living Room

Accessed from the frosted double glazed front door, the living room comprises four wall light points, electric feature fireplace, central heating radiator and a double glazed window to front aspect.

Sitting Room

Off the living room, the sitting room offers three wall light points, feature fireplace, central heating radiator, built in storage cupboard and double glazed window to front aspect.

Hallway

Connecting the living and dining space, while also giving access to the downstairs bathroom and kitchen, the hallway has two spotlights and a frosted single glazed door to the dining room.

Kitchen

With wall and base storage units, the kitchen further boasts a wash basin, integrated gas hob, cooker and extractor, plumbing for a washing machine and six spotlights

Downstairs Bathroom

A suite comprising a wash basin and w.c, central heating towel rail, four spotlights, free-standing bath with shower and a tinted double glazed window to rear aspect.



Dining Room

With double glazed bi-fold doors giving access to the rear garden, the dining room also enjoys a double glazed skylight, three central heating radiators, built in storage cupboards and eight spotlights.

Landing

Connecting the family bathroom and family bedroom's, the landing consists further of a double glazed window to rear aspect, a singular ceiling light point and loft hatch.

Bedroom One

The master bedroom offers, dual aspect double glazed windows to front and rear, one central light point, central heating radiator and a double fitted wardrobe.

Bedroom Two

A double room, the second bedroom offers two double and one single fitted wardrobe, one ceiling light point, central heating radiator and a double glazed window to front aspect

Family Shower Room

Offering a skylight, one spotlight, a central heating towel rail, wash basin and w.c, shower cubicle with electric shower.

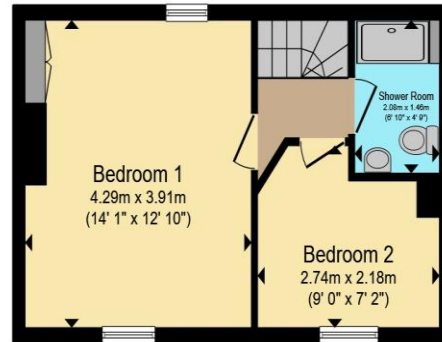
Rear Garden

Accessed via the bi-fold doors off the dining room, the private rear garden offers a private patio area with two external wall light and power points and steps to long green area. To the rear, a gated fenceline separates a further green space with patio occupying a storage shed alongside fruit trees and beds. The rear garden offers fence and wall bordering.





Ground Floor



First Floor

Total floor area 95.1 m² (1,023 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HER316405 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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