



Bungalow - Detached - Freehold

# 10 OAK CLOSE, BROMYARD, HEREFORDSHIRE, HR7 4LJ

## £315,000

### FEATURES

- Detached 3 Bedroom Bungalow
- Large Garage and off Road Parking
- Peaceful Residential Location
- Gas Central Heating & Double Glazing
- Ideal for Family or Retirement
- No Onward Chain



# 3 Bedroom Bungalow - Detached located in Bromyard

Detached bungalow with 3 bedrooms (1 ensuite), with generously sized lounge/dining area, front and rear gardens and large detached garage, being sold with no onward chain.

## Reception Hall

With fitted carpet, radiator, electric fuse box, smoke alarm, loft hatch and doors to

## Lounge/Dining Room

With fitted carpet, radiator, double glazed window to the front aspect, gas coal effect fire with marble hearth and wooden mantle. Dining Area with fitted carpet radiator, ceiling light point and sliding glass doors into the

## Conservatory

With wood effect flooring, wall mounted electric heater, power sockets, polycarbonate roof and double glazed windows and patio doors into the garden.

## Kitchen

Fitted with a range of matching wall and base units with ample work surfaces and matching upstands, inset electric oven with 4 ring gas hob and extractor over, integrated microwave, wall mounted Worcester boiler, stainless steel 1 ½ bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, dishwasher and under counter freezer, ceiling strip light, windows and part glazed door to the rear garden.

## Bedroom 3

With fitted carpet, window to front aspect, radiator and ceiling light point.

## Bedroom 1

With fitted carpet, radiator, window to the rear aspect, built in wardrobe, ceiling light point and door to the Ensuite Bathroom. With a coloured suit comprising tiled shower cubicle with electric shower fitment, low flush WC, vanity wash hand basin, part tiled walls, obscure window to the rear, fitted carpet, extractor fan.

## Bedroom 2

With fitted carpet, window to front aspect, radiator and built in wardrobe with shelf and hanging rail.

## Bathroom

With coloured suite comprising panel bath, low flush WC, vanity wash hand basin, extractor fan, part tiled walls, ladder style radiator, obscure window to the rear aspect, wall mounted electric heater and vinyl floor covering.

## Additional

Storage coats cupboard with hanging rail and wooden shelf and airing cupboard with wooden slatted shelving, radiator and hanging rail.

## Outside

The front of the property is approached via a paved pathway leading to the front door with lawn to the side, decorated with with an array of plants and shrubs. To the side of the property is a block paved parking area leading to the front of the Detached Garage with, light and power, eaves storage, up and over door and side personal door. To the rear is a small patio area laid to gravel with plants and shrubs, a wooden pergola, outdoor tap, a greenhouse, wooden gate leading to the front of the property, personnel door to the detached garage and all enclosed by wooden fencing for privacy.

## Services

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

## Outgoings

Council tax band 'D' - £2,568 for 2025/2026

Water and drainage rates are payable.

## Directions

From Bromyard town centre follow the signs for Hereford (A465), after passing



Whitegates care home turn left into Ashfield Way then right into Chestnut Way and left into Oak Close. No 10 is located on your right hand side.

### **Viewing Arrangements**

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

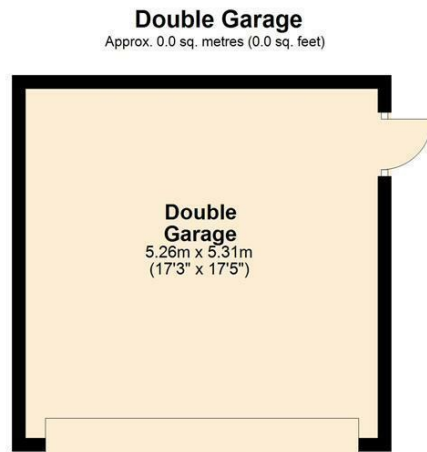
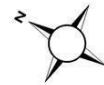
### **Money Laundering Regulations**

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



## Floor Plan

Approx. 86.5 sq. metres (930.7 sq. feet)



Total area: approx. 86.5 sq. metres (930.7 sq. feet)

**10 Oak Close, Bromyard**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
		<b>69</b>
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.

