Freehold House - Terraced

THE FORGE TENBURY ROAD, BROMYARD, HEREFORD, HR7 4LW

£120,000

FEATURES

- Terraced cottage
- Open-plan living space
- Town centre location
- Good sized bedroom
- Ideal for a first time buyer/investor
- Sold with no onward chain!

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1 Bedroom House - Terraced located in Bromyard

Property Description
Situated in the heart of Bromyard and being offered for sale with no onward chain, a well presented one bedroom mid-terraced cottage offering a fantastic opportunity for a first time buyer or investor.

Ground Floor
With entrance door leading into

Open Plan Living Area
With part wood effect and part carpeted flooring, carpeted stairs leading up to the first floor landing, window to front aspect, two ceiling light points and radiator.

Kitchen Area
With matching wall and base units, work surface, stainless steel sink, four ring gas hob with extractor over and oven below, under counter space for fridge, tiled splash backs, loft hatch, recessed spotlights, tiled floor and door into

Utility Room/Pantry
With window, wall mounted fuse box. space and plumbing for washing machine, preparation surface and shelving.

First Floor Landing
With fitted carpet, ceiling light point, smoke alarm, airing cupboard housing gas central heating boiler, shelving, two hanging rails and doors leading into

Bedroom
With fitted carpet, ceiling light, radiator, single glazed window to the front aspect, storage cupboard over the stairs and feature beam.

Bathroom
With white suite comprising panelled bath with shower head attachment over and tiled surround, low flush WC, pedestal wash hand basin with tiled splash back, heated towel rail, Velux window, vinyl flooring, ceiling light and extractor.

Directions
From the Bromyard Office proceed towards the T junction, taking the left turn onto Old Road. Immediately take the right turn onto Tenbury Road. The property is on the right hand side.

Tenure & Possession
Freehold - vacant possession on completion.

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

Outgoings - Bromyard
Council Tax Band A.

Water and drainage rates are payable.

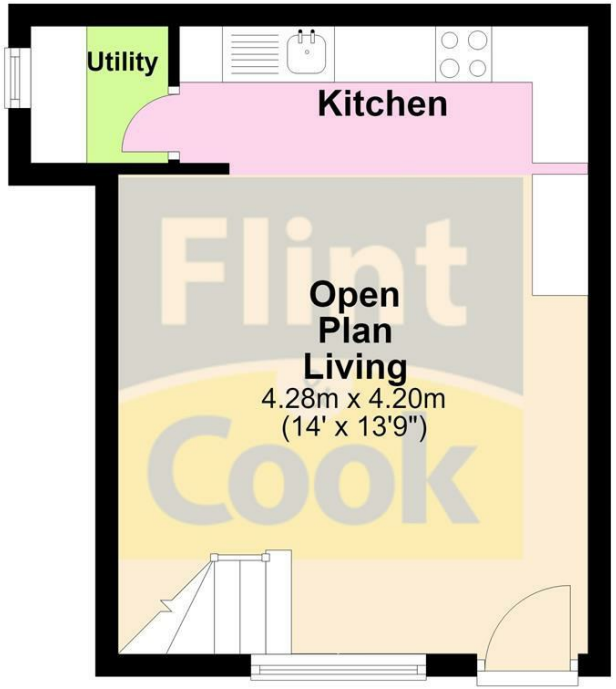
Viewing Arrangements - Bromyard
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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.

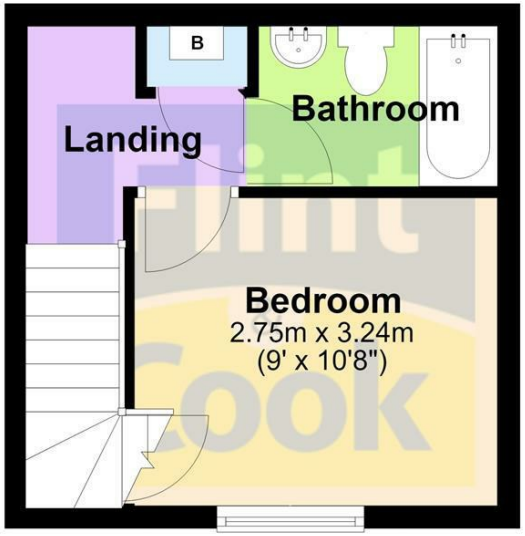
Ground Floor

Approx. 24.4 sq. metres (262.9 sq. feet)

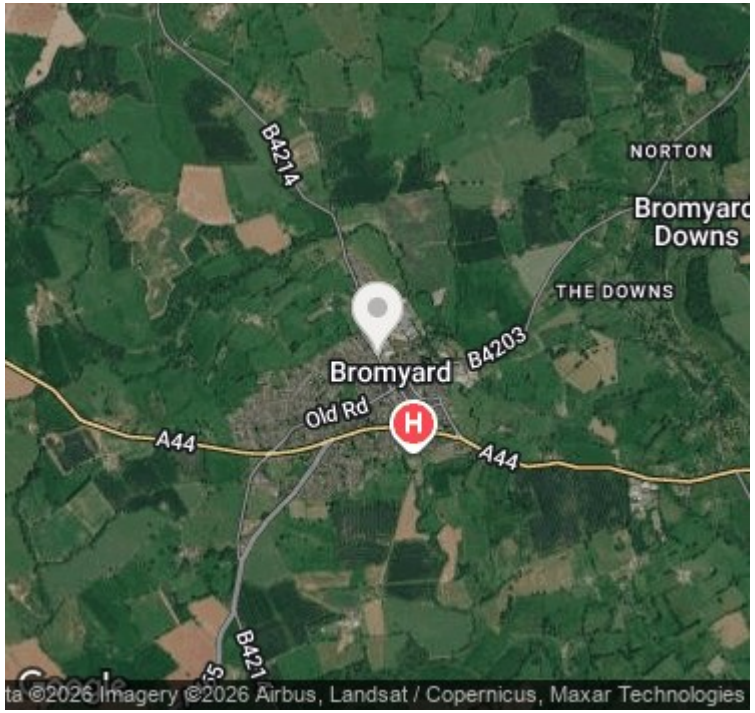


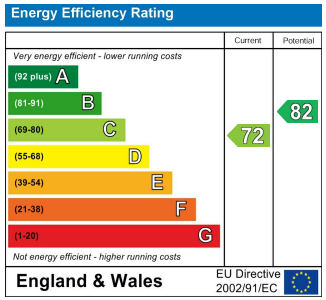
First Floor

Approx. 18.3 sq. metres (196.5 sq. feet)



Total area: approx. 42.7 sq. metres (459.3 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.