



House - End Terrace

# 19 ASH CRESCENT, BROMYARD, HEREFORDSHIRE, HR7 4QG

## £195,000

### FEATURES

- 2 bedroom end of terrace
- Popular residential area
- Walking distance to the town centre
- Off road parking
- Private rear garden
- Ideal for first time buyers



# 2 Bedroom House - End Terrace located in Bromyard

## Canopy Porch

With storage cupboard and door through to the

## Entrance Hall

With radiator, staircase leading up and archway into the

## Kitchen

Fitted with base and wall cupboards, work surfaces with tiled splash backs, 1 1/2 bowl sink unit, space and plumbing for washing machine, built in electric oven, 4 ring gas hob with extractor hood over.

## Lounge

With radiator and patio doors to the rear.

## First Floor Landing

With access hatch to the roof space and doors to

## Bedroom 1

With built in wardrobe, radiator and window to the rear.

## Bedroom 2

With radiator, built-in wardrobe, airing cupboard with radiator and window to the front.

## Bathroom

With suite comprising bath with electric shower over, wash hand basin, WC, radiator, shaver and light point, extractor fan and window.

## Outside

To the front of the property there is off road parking for one vehicle adjacent to an open plan lawned area with path leading to the front door. Side access takes you to the good sized rear garden which is laid to lawn, enclosed by fencing with a paved patio area and useful garden shed.

## Property Services

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

## Outgoings

Council tax band 'B' - £1,997 for 2025/2026

Water and drainage rates are payable.

## Directions

From the town centre, take the A44 towards Leominster taking the left turn signed A465 Hereford. After 400 yards turn left into Ashfield Way. At the T-junction, turn right into Chestnut Way and then left into Ash Crescent.

## 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.



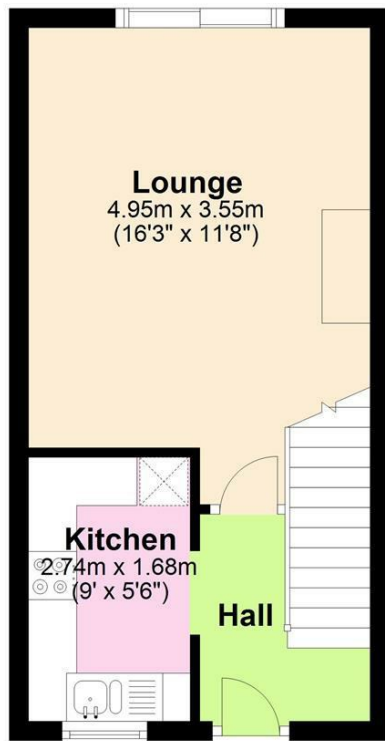


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## Ground Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



## First Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 51.2 sq. metres (551.6 sq. feet)

**19 Ash Crescent, Bromyard**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(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		
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.

