



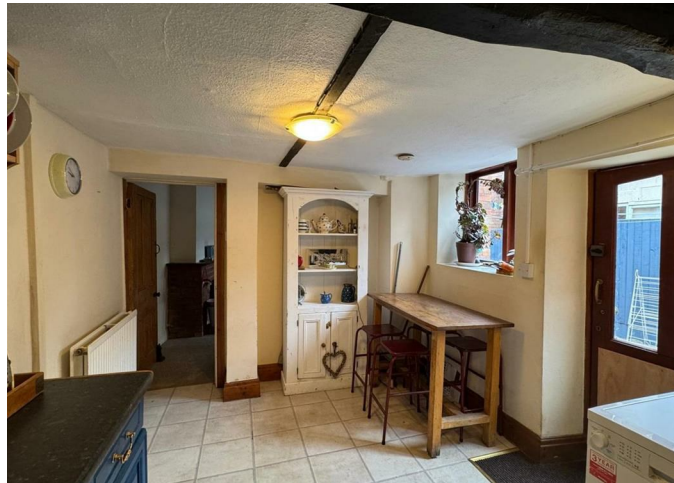
Freehold House

1 NEW ROAD, BROMYARD, HR7 4AH

£175,000

FEATURES

- Conveniently Located in the Centre of Bromyard
- Quiet Courtyard Garden with Shed
- 2 Bedrooms. Bathroom
- Spacious Sitting Room with Wood-burner
- Kitchen/Dining Room



2 Bedroom House located in Bromyard

Conveniently located period cottage in the heart of Bromyard. Accessed from New Road via a courtyard garden, there are 2 bedrooms, a bathroom, kitchen/diner and a spacious sitting room with wood burning stove. This property offers a great purchase for someone looking for a central location, an investment purchase, rental or holiday let. It has the benefit of gas central heating and double-glazing.

The property is approached via a wooden gate from New Road. This leads down steps to the courtyard garden and the main entrance door.

Kitchen/Diner

Farmhouse style kitchen with a range of painted base and wall mounted units, with gas hob, extractor hood, double-oven, space for washing machine, space for fridge, 1 ¼ stainless steel sink, work surfaces and tiled splash backs, two windows, part-glazed entrance door, vinyl floor covering, ceiling lights, plate rack, radiator and ceiling beams. A door leads from the kitchen to the

Large Sitting Room

The sitting room looks out onto the courtyard and has a brick fireplace with wood-burning stove and wooden mantel over, ceiling and wall mounted branch light fittings, radiator, carpet, and stairs leading to the

Landing

The landing has ceiling and wall mounted lighting, radiator, fuse box, carpet and window to the front.

Bedroom 1

With window to courtyard, useful storage area composed of cubby holes and hanging rails, ceiling light, radiator and carpet.

Bedroom 2

With airing cupboard housing Biasi combi-boiler, carpet, ceiling light, radiator and window to courtyard.

Bathroom

White suite comprising bath with shower attachment, glass screen, low level WC, pedestal wash-hand basin, vinyl floor covering, ceiling light, radiator and obscure glazed window to rear.

Outside

The outside courtyard provides a quiet retreat and seating area, with gravel, fencing, timber storage shed and steps up to the street entrance.

Outgoings

Water and drainage rates are payable.

Property Services

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

Directions

From the High Street, turn onto New Road and the property is located on the right. [///dinner.ethic.diet](http://dinner.ethic.diet)

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

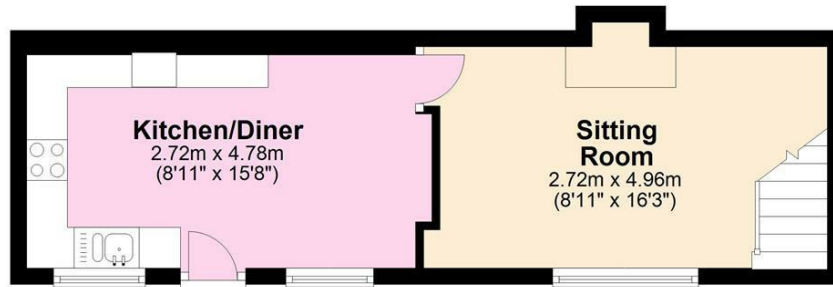
Money Laundering Regulations

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



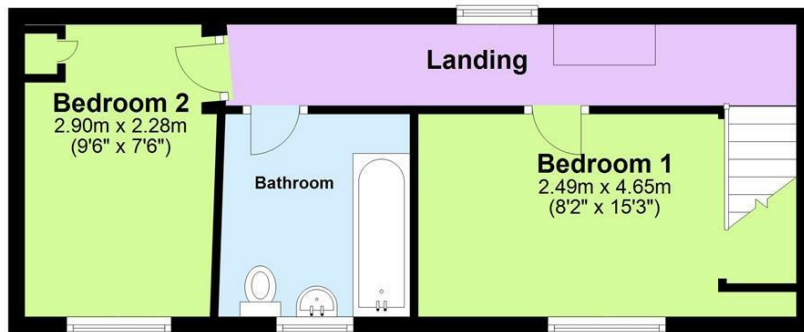
Ground Floor

Approx. 26.7 sq. metres (287.6 sq. feet)

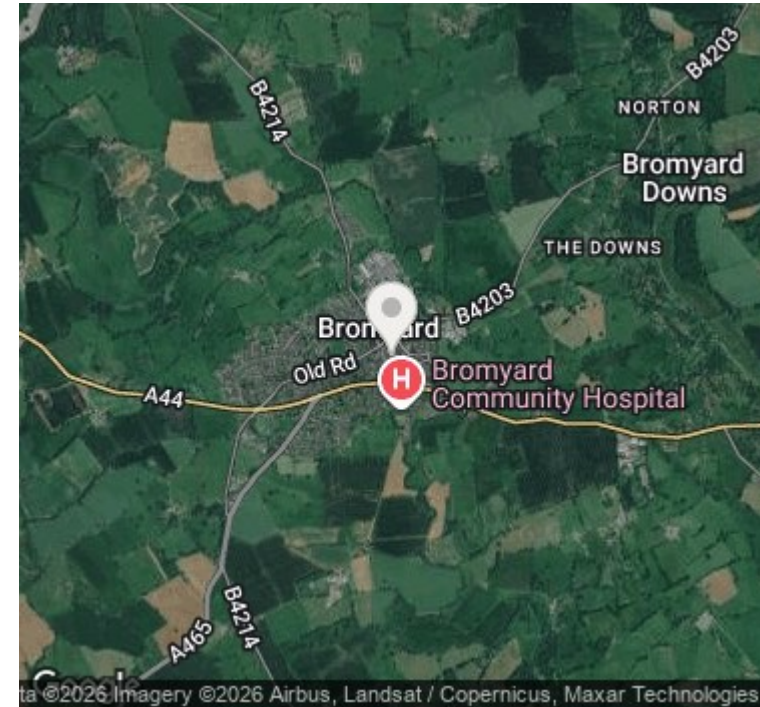


First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 26.7 sq. metres (287.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
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.

