



Freehold Bungalow - Detached

10 PEAR TREE CLOSE, BROMYARD, HR7 4BH

£279,545

FEATURES

- Immaculate detached 3-bedroom bungalow
- Gas central heating, double-glazing
- Landscaped garden
- Popular residential cul-de-sac
- Splendid conservatory
- Garage & ample off-road parking



**Flint
&
Cook**

3 Bedroom Bungalow - Detached located in Bromyard

A modern detached bungalow in a quiet, popular cul-de-sac. The property offers well planned living accommodation with 3 bedrooms, a wet room, large conservatory and landscaped low-maintenance gardens with a view to Bromyard Downs.

Entrance hall

Entered through a uPVC half-glazed door with wood-effect flooring, radiator, central heating thermostat, hatch to part-boarded roof space, emergency light, useful storage cupboard with radiator and doors to all other rooms.

Kitchen

White base and wall cupboards with display shelves, worksurfaces with tiled splashback, Beko automatic washing machine and larder fridge below, stainless steel sink unit, free-standing Beko electric cooker, wall mounted Vaillant gas-fired combination-boiler providing central heating and instant hot water, window with pleasant outlook to front, tile-effect floor covering.

L-shape lounge

With fitted carpet, 2 radiators, 2 ceiling lights with decorative rose, coal-effect gas fire with wooden surround, marble inset and hearth, large picture window and sliding patio doors to the

Conservatory

Of uPVC Victorian style construction with wood effect flooring, lighting and doors opening onto the terrace.

Bedroom 1

Wood-effect flooring, radiator, window to front, emergency light fitting, ceiling light with ornate ceiling rose.

Bedroom 2

With radiator, wood effect flooring and window to the rear aspect.

Bedroom 3

With wood effect flooring, radiator, built in wardrobe with triple sliding doors and a window to the front.

Wet Room

With fully tiled walls, non slip flooring, 2 privacy glazed windows, WC, wash hand basin, Mira electric shower fitment, 2 bathroom cabinets, upright radiator, Dimplex electric wall heater.

Outside

The front of the property is laid to gravel interspersed with small ornamental trees and a paved path to the entrance door. A brick paved driveway provides access to the

Garage

With up-and-over door, light, power, ample storage space and uPVC half-glazed personal door to the rear.

The rear garden is over two levels and has been landscaped for ease of maintenance with a raised circular bed and further gravelled borders. The garden is south facing and from the top corner there is a pleasant outlook towards The Downs.

Agent's Note

All paintings included in the sale.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3Words///gravitate.explores.order

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

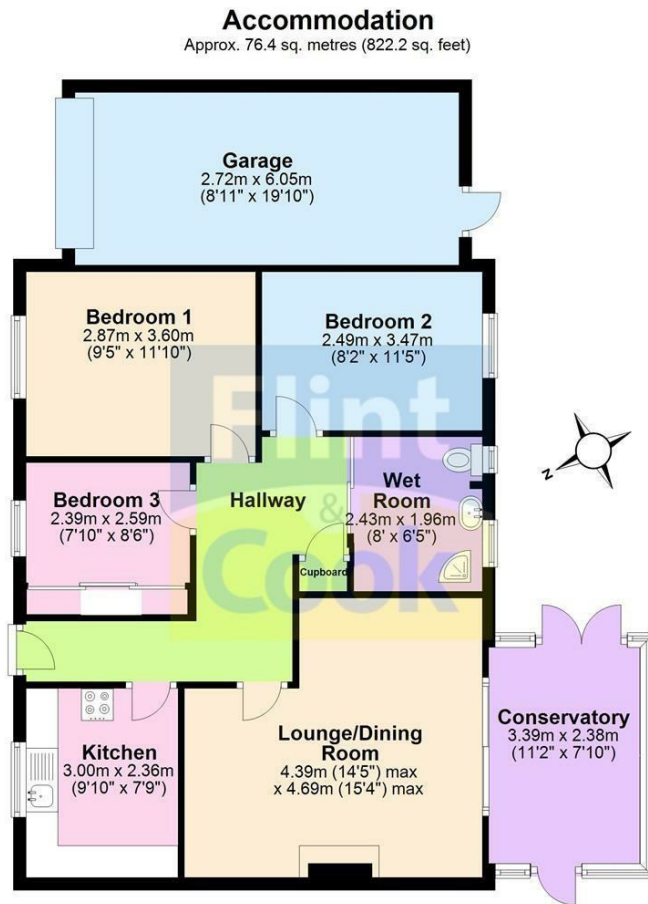
Monday - Friday 9.00 am - 5.30 pm

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(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.

