





Freehold House - Detached

27 FIRS ORCHARD, BROMYARD, HR7 4BB

£258,000

FEATURES

- 3 Bedroom Link-Detached House
- Low Maintenance Landscaped Gardens
- Spacious Living Accommodation
- Sitting room with Wood-burning Stove
- Double-glazing. Electric Vented Heating
- Within Walking Distance of the Town Centre

3 1 1 D

Flint & Cook

3 Bedroom House - Detached located in Bromyard

The property is approached via a side entrance with steps up to a glazed door and into the

Entrance Hallway
With cloaks cupboard, alcove housing electric air vented heating system, tiled floor, fuse board, ceiling light and door to the

Living Room
A large room with window to the front, wood burner stove on a slate plinth, part-glazed double doors to the dining room, open-tread staircase to the landing, ceiling light fitment and carpet.

Dining Room
Partly carpeted and with part tiled flooring extending into the kitchen. Table light fitment and door to the rear garden.

Kitchen
With a range of wood-effect base and wall mounted cupboards and drawers, single drainer sink unit, shelves, integrated dishwasher, space for cooker with extractor over, metro tiled splash backs, ample work surfaces, pantry cupboard, space for fridge-freezer, tiled flooring, strip and spot lighting, window to rear garden.

Landing
With hatch to roof space, carpet, obscure glazed window, smoke alarm, ceiling light and airing cupboard with hot water cylinder and slatted shelving.

Bedroom 1
Good sized room with window with front aspect, cupboard, carpet and ceiling and wall mounted lights.

Bedroom 2
Window to the rear, ceiling light and carpet.

Bedroom 3
Currently used as an office, with window to rear, carpet and ceiling light.

Bathroom
With a white suite, comprising bath with mains shower fitment, pedestal wash-hand basin, low-flush WC, tiled floor, electric ladder radiator, ceiling light and obscure glazed window.

Outside
To the front of the property the garden is mainly laid to lawn with a border of mature shrubs. There is a tarmacadam driveway leading to the garage and front entrance. The rear gardens are designed and laid to slate, decking and paving for ease of maintenance with a pergola and seating area, ideal for entertaining or alfresco dining. There is a shed, lollypop hollies, a pear tree and climbing jasmine for scent and structure. The patio leads to the garage rear access door. GARAGE - with light, power, plumbing for 2 x washing machines and an up-and-over door from the front access.

Property Services - Bromyard
Mains water, electricity and drainage are connected (gas in the road). Electric vented heating.

Outgoings - Bromyard
Water and drainage rates are payable. Council Tax: C

Directions

From the High Street in Bromyard, turn left onto Cruxwell St and then continue onto Old Road. Take the second turning on the left into Firs Orchard, where the property can be located on the left hand side.

Viewing Arrangements - Bromyard

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

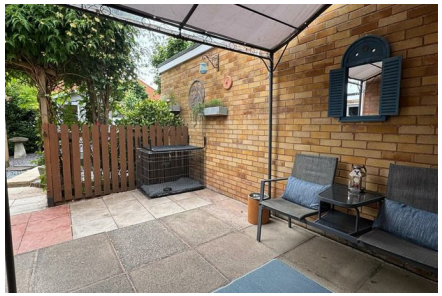
Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



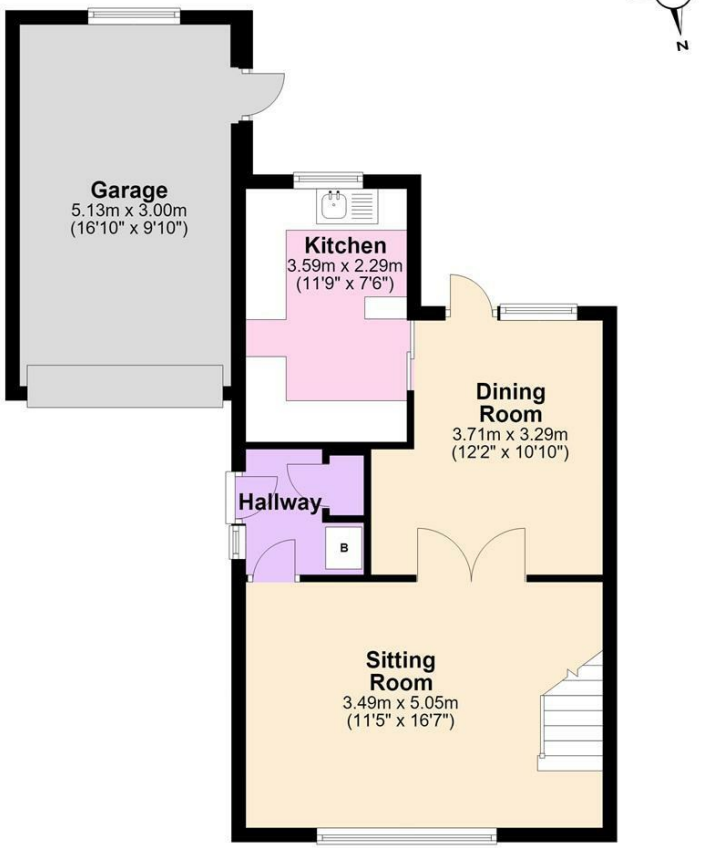






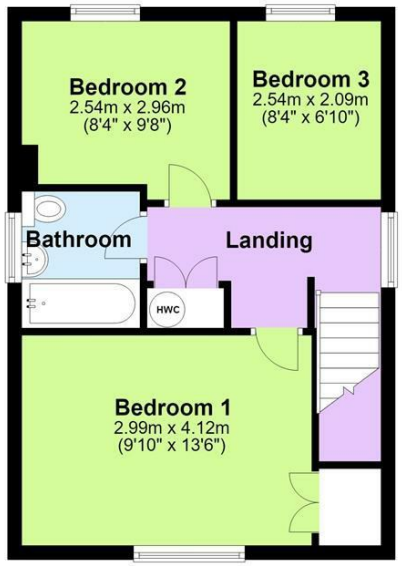
Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



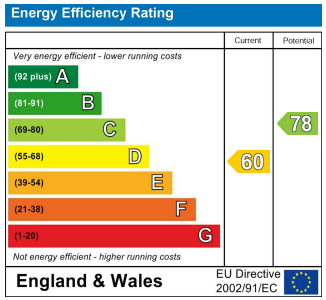
First Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 95.4 sq. metres (1026.5 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.