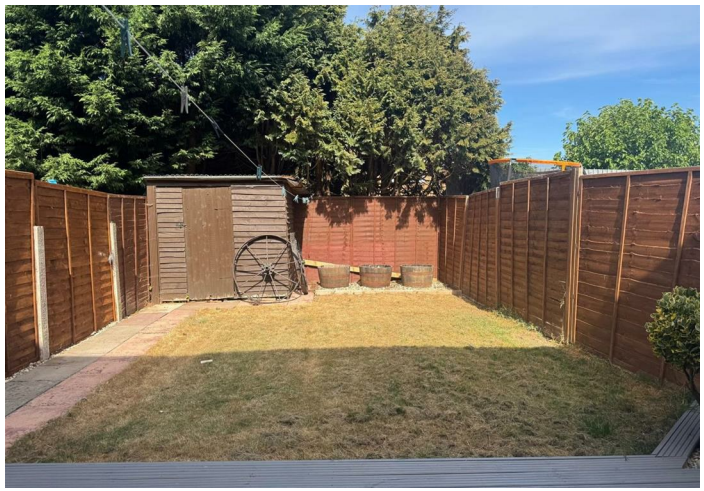






Freehold House

12 HARDWICK CLOSE, BROMYARD, HEREFORDSHIRE, HR7 4TY

£215,000

FEATURES

- 3 Bedroom Terraced House
- Spacious and Well Laid-out Living Accommodation
- Excellent Garage Workshop
- Enclosed Rear Garden
- Countryside Views
- Perfect Family Home

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Flint & Cook

3 Bedroom House located in Bromyard

3 Bedroom terraced house situated within walking distance of Bromyard Town Centre. The property offers good-sized accommodation and has views towards open fields and The Downs. There is plenty of parking and the garage provides an excellent workshop.

Bromyard is an historic and friendly market town with a good range of amenities including independent shops, a theatre, sporting facilities, churches, excellent primary and secondary schools (both very close), restaurants and lovely nearby countryside walks

The property is approached via a driveway with parking for two cars.

Front Entrance Porch
With part-glazed door, window to the side, ceiling light, tiled floor and door leading to

Kitchen/Diner
With a range of gloss white base and wall mounted units with ample work surfaces and tiled splash backs, space for washing machine, gas cooker with extractor over, stainless steel sink, space for fridge, tiled floor, strip light and wall mounted light, window to front and useful under stairs storage cupboard.

Utility Lobby
With light, wood effect flooring and space for fridge-freezer.

Lounge
A lovely sized room with wood-effect flooring, ceiling lights, double glazed window overlooking the garden, radiator and door to the garden and decking area.

Landing
Cupboard with slatted shelving, airing cupboard housing central heating boiler, ceiling light, smoke detector, carpet and loft access (partially boarded).

Bedroom 1
With carpet, radiator, storage cupboard, ceiling light and window to rear views.

Bedroom 2
With carpet, window to front, ceiling light, radiator and storage cupboard.

Bedroom 3
With carpet, window to rear views, ceiling light and radiator.

Bathroom
With white suite comprising, P-shaped bath with shower over, pedestal wash-hand basin, low flush WC, tiled walls, radiator, window to front, mirrored cupboard, ceiling light and vinyl flooring.

Garage/Workshop
A clean workshop with up-and-over door, painted floor, strip lighting and fusebox.

Outside
The front of the property is approached over a concrete and paved driveway providing ample parking space. The rear garden is laid mainly to lawn with a decked seating area and paved pathway to a wooden storage shed.

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

Outgoings
Water and drainage rates are payable.
Council Tax Band B.

Directions
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From the A44 driving towards Leominster, take the right-hand turn into Winslow Road. Take the 3rd road on the left into Hardwick Close. The property can be found on the right-hand side.

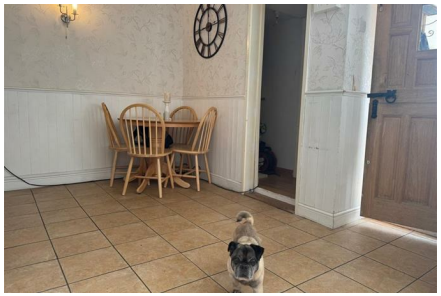
Viewing Arrangements
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

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.



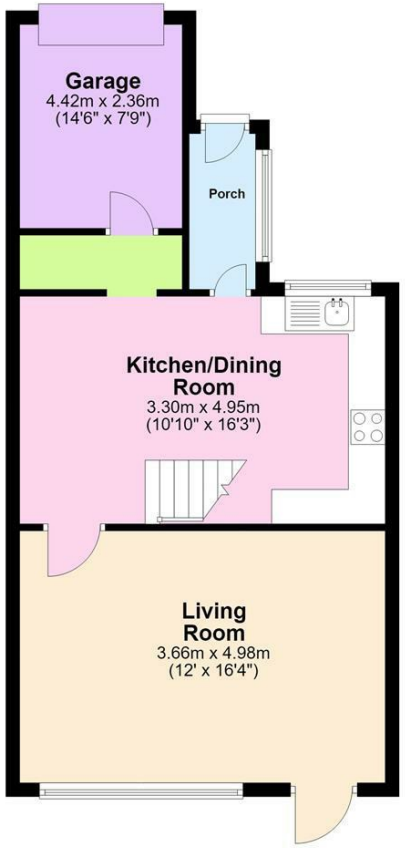






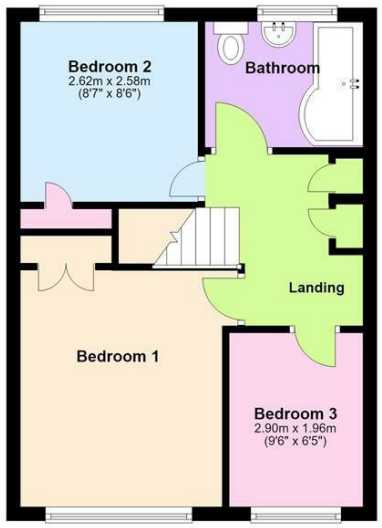
Ground Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



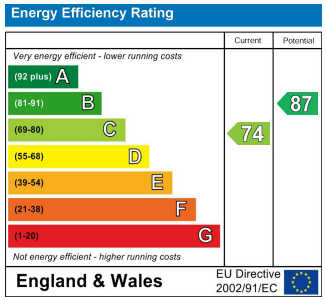
First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 85.5 sq. metres (920.8 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.