

# **12A SHERFORD** STREET, **BROMYARD, HR7** 4DL

**Asking Price** 

£130,000

#### **FEATURES**

- Character Grade II Maisonette
- 2 Bedrooms plus Dressing Room
- Sitting Room with Woodburning Stove Roof Terrace with Views
- Potential for Attic Conversion
- New boiler. Extended Lease
- · No Ground Rent/Service Charge
- Close to the Bromyard Town Centre















## 2 Bedroom Character Property located in Bromyard

### **Full Description**

This spacious 2 bedroom Grade II maisonette is located in a mature residential street close to the centre of the historic town of Bromyard, within easy reach of a range of shopping and recreational amenities, and also well placed for access to the cathedral cities of Hereford and Worcester (15 miles).

Ideal for first-time buyers, the accommodation includes a large sitting room with woodburning stove, breakfast-kitchen and dressing room, with scope for further conversion of the attic space. Benefitting from an extended 214 year lease, the property has single-glazed original sash windows with secondary glazing panels, gas central heating and a large roof terrace with splendid views.

#### **Entrance hall**

Radiator with ornate cover, quarry tile floor, staircase to first floor, door to roof terrace and door to

## **Spacious sitting room**

Feature fireplace with woodburning stove, sash window to front, radiator, carpet, access to

## **Inner lobby**

Small storage cupboard, door to bathroom and access to

#### **Breakfast-kitchen**

Range of high gloss units with worksurfaces and splashbacks, 4-ring gas hob with oven below, ceramic sink, space with plumbing for washing machine, sash window to front, access hatch to loft space, ladder radiator, exposed boarded floor, useful recessed shelving and drawers.

#### **Bathroom**

Panelled bath with mains shower fitment, wash hand basin and WC, parttiled wall surrounds, cupboard housing the gas-fired central heating boiler, airing cupboard with hot water cylinder and slatted shelving, towel rail/radiator, window, wood-effect flooring.

## From the sitting room a door leads to the

#### Inner hall

Staircase to second floor, carpet, doors to

#### **Bedroom 1**

Carpet, window to front and double-glazed window to side, radiator.

## **Dressing room/possible bedroom**

Carpet, window to rear, understairs storage cupboard. radiator.

#### The staircase continues to the Second Floor

#### Attic bedroom 2

Exposed beams, carpet, large Velux-style window, radiator, half door to

#### Attic store room

With exposed beams and timbers, offering excellent potential for enlargement of the bedroom accommodation if required, subject to necessary consents.

## Outside

The property has a first floor roof terrace, which has recently been recovered, providing a useful, private outside space with lovely views.

#### **Services**

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

## **Outgoings**

Council tax band A, payable 2025/26 £1711.85. Water and drainage rates are payable.

## **Viewing**

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

#### **Directions**

What3words/// changes.flopping.kilts

## **Money laundering regulations**

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









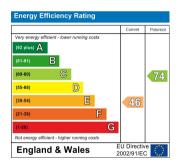




Total area: approx. 76.3 sq. metres (821.2 sq. feet)

Entrance Hall





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.

