



Character Property

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



**Flint
&
Cook**

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, part-tiled 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

Water and drainage rates are payable.

Viewing

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

Directions

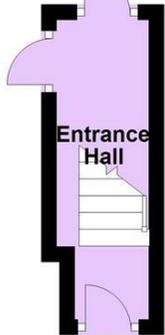
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Money laundering regulations

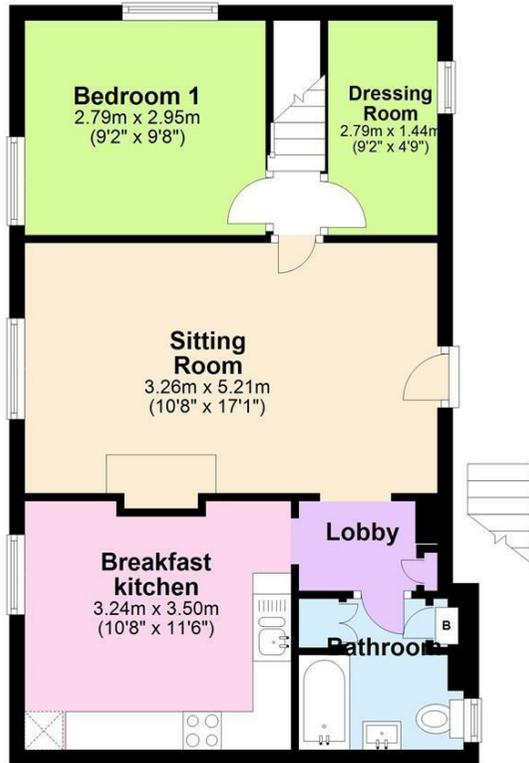
Prospective purchasers will be asked to provide address verification, identification and proof of funds at the time of making an offer.



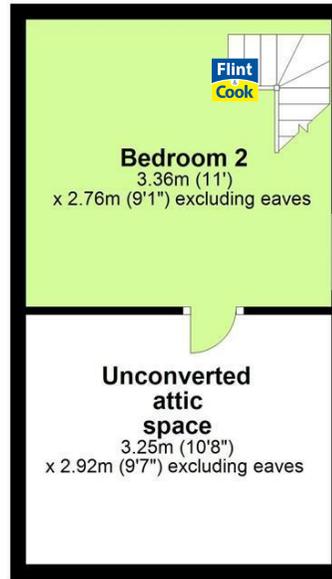
Ground Floor
Approx. 4.5 sq. metres (48.4 sq. feet)



First Floor
Approx. 50.8 sq. metres (547.1 sq. feet)



Second Floor
Approx. 21.0 sq. metres (225.7 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	46	
(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.

