



Freehold House

5 THE TANYARD, BROMYARD, HR7 4FD

£295,000

FEATURES

- Excellent Quality Detached House
- 3 Bedrooms and 2 Shower Rooms
- Parking and Secluded Garden
- Large Lounge/Diner.
- Small Private Development
- Exclusive Town Centre Location



3 Bedroom House located in Bromyard

Canopy Porch

Entrance Hall

Approached through the front entrance door with radiator, 2 ceiling lights, room thermostat, carpet, smoke alarm and useful understairs storage cupboard.

Shower Room

White suite comprising tiled shower cubicle with mains fitment, pedestal wash-hand basin, tiled splash back, mirror, ceiling spotlights, WC, ladder radiator, extractor and tiled flooring.

Kitchen

Fitted with a range of wood-effect base and wall mounted units including 1 ¼ bowl single drainer, sink with mixer tap, inset into wide worktop with integrated dishwasher and washing machine below, adjoining worktop with 2 cupboards below, tall storage cupboard with shelving and also housing the Worcester gas-fired combination boiler, tall cupboard with fridge and freezer, 4-ring ceramic hob, overhead extractor and Neff oven below, sunken ceiling spotlights, radiator, tiled floor and window with outlook onto rear garden.

Lounge with Dining Area

A lovely light room with ornate display mantel with hearth and fitted coal-effect gas fire, coved ceiling cornices, 3 wall lights, 2 radiators, carpet, window with outlook to the front and French doors opening onto the rear garden.

Landing

Carpet (also fitted to staircase), Stannah Stairlift (which can be included in

the sale or removed), hinged trap with sliding ladder to useful part-boarded roof storage space with light, smoke alarm and ceiling light.

Shower Room

White suite comprising large double shower, tiled surround, overhead mains shower fitment, glass screen, pedestal wash-hand basin, mirror, shaver point, tiled splash-back, WC, extractor, sunken ceiling spotlights, upright ladder radiator, window to front and tiled floor.

Bedroom 1

With radiator, carpet, ceiling light, window with outlook onto rear garden, wardrobe fitment with 2 double wardrobes with shelving and hanging rails, and corner cupboard with shelving.

Bedroom 2

Radiator, carpet, ceiling light, window with south-facing front aspect, bedroom wardrobe fitment comprising a single and 2 double wardrobes with shelving, hanging rails and 3 drawers.

Bedroom 3

Radiator, carpet, ceiling light, window to the rear aspect.

Outside

The property is approached via a paved frontage. There are 2 allocated car parking spaces and additional visitor's parking in the communal parking area close by. The rear garden is fully enclosed providing a lovely sunny and sheltered area with low maintenance landscaping edged with a border of herbaceous perennial planting. There is a side access gate, garden tap and timber garden shed.

Directions

///gliders.toasters.entertainer

From the A44 Bromyard Bypass, take the turning right into Pump Street and take second right underneath the arched driveway. The property is situated towards the end of the development on the left hand side.

Tenure & Possession

Freehold.

Property Services

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

Outgoings

Water and drainage rates are payable.
Council Tax Band: D

Viewing Arrangements

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

Opening Hours

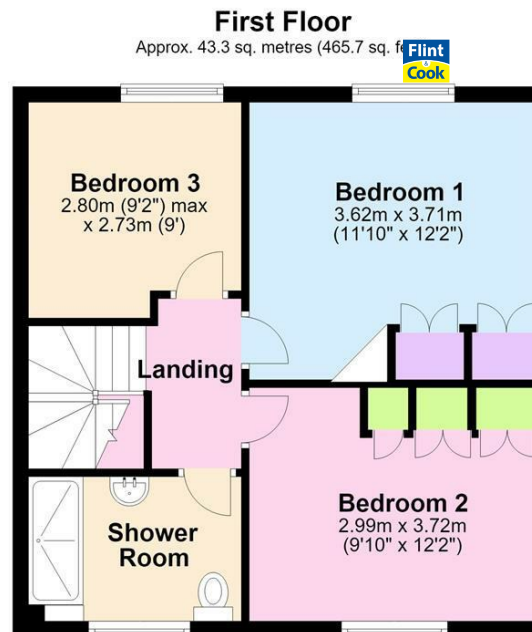
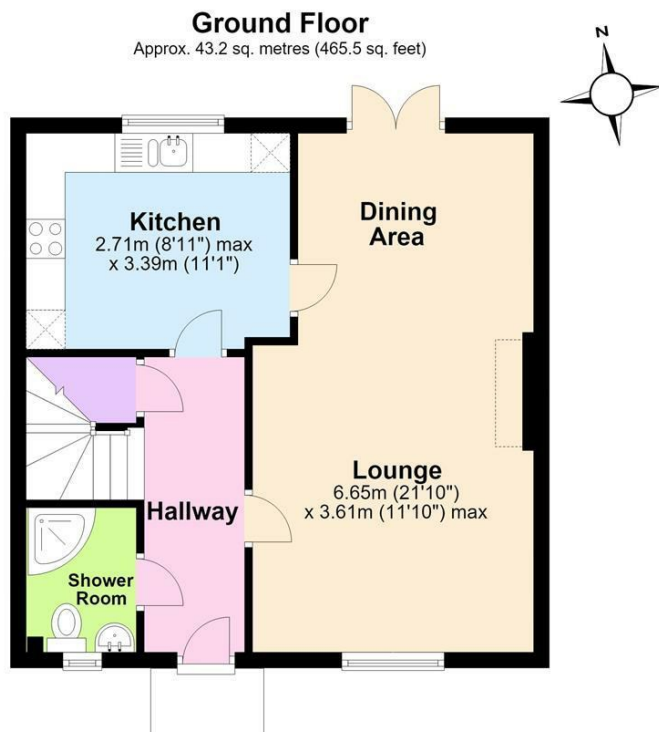
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

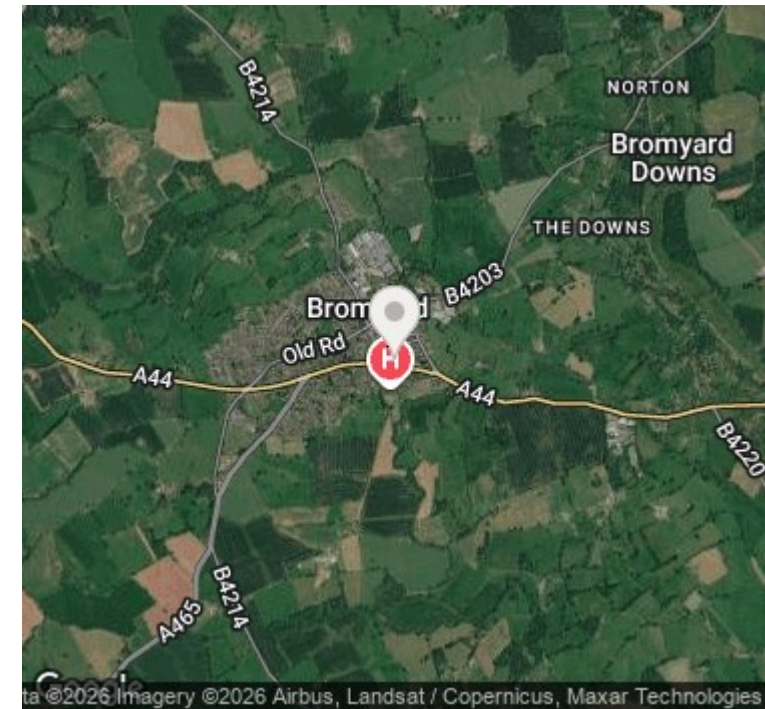
Money Laundering Regulations

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





Total area: approx. 86.5 sq. metres (931.2 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		
(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.

