



Freehold House - Detached

# 27 FIRS ORCHARD, BROMYARD, HR7 4BB

# £260,000

### FEATURES

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



# 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

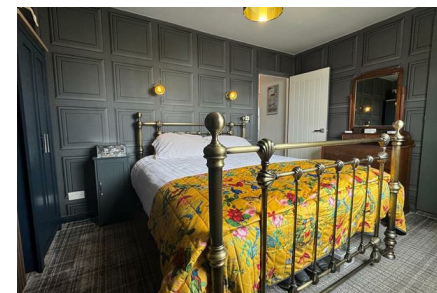
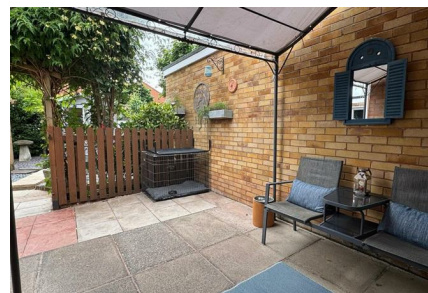
## Opening Hours

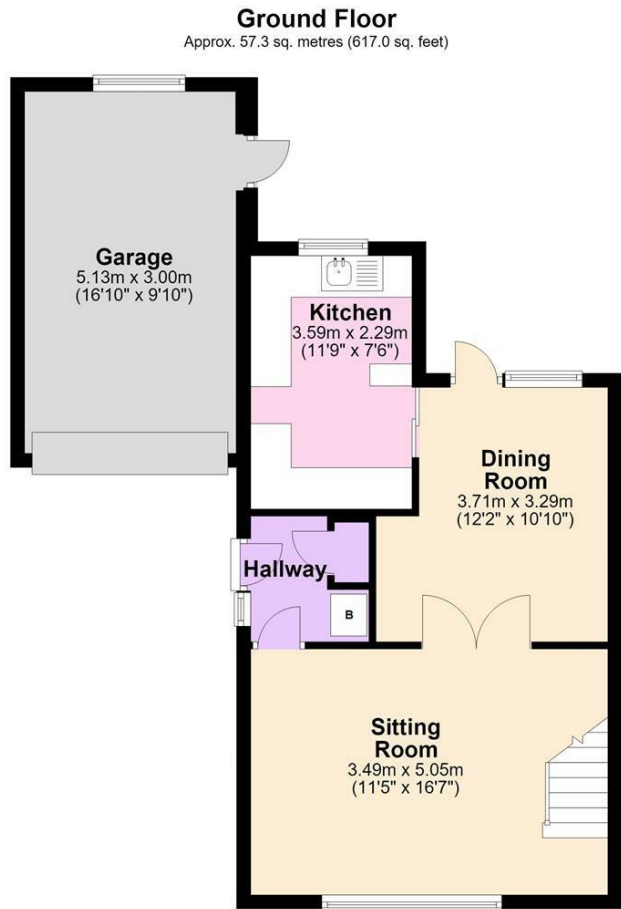
Monday - Friday 9.00 am - 5.30 pm

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.





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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.

