



Bungalow - Terrace

# 11 DAMSON TREE CLOSE, BROMYARD, HR7 4UN

Asking Price

## £170,500

### FEATURES

- Excellent mid-terraced bungalow
- Well presented throughout
- Landscaped rear garden
- Ideal for retirement
- Popular residential locality
- No onward chain



# 1 Bedroom Bungalow - Terrace located in Bromyard

## Canopy porch

With light, door to useful store and uPVC double-glazed door to the

## Entrance hall

Carpet, door to

## Lounge

Carpet, large window to front, coved ceiling cornice, wooden fire surround with electric fire, night storage heater, double storage/cloaks cupboard with hatch to loft space, airing cupboard with hot water cylinder and electric immersion heater, door to

## Inner hall

Carpet.

## Bathroom

White suite including panelled bath, wash basin and WC, part-tiled wall surrounds, carpet, wall mounted electric heater, extractor, useful bathroom cabinet.

## Bedroom

Window to rear overlooking the garden, carpet, coved ceiling cornice, night storage heater and large wardrobe with sliding access doors.

## Kitchen/Breakfast Room

Range of base and wall units with worksurfaces and tiled splashback, stainless steel sink unit, space with plumbing for washing machine, space for cooker with electric cooker point, coved ceiling cornice, carpet, striplight, wall mounted electric heater, window, door to

## Rear porch

Ideal for housing tumble drier, brick-built with tile-effect floor covering, uPVC double-glazed window and door to rear garden.

## Outside

To the front of the property is a good-size block-paved driveway offering ample parking for 2 vehicles, with a gravelled border to the side.

Immediately to the rear of the bungalow is a concreted patio area. The rear garden has been landscaped for ease of maintenance and includes wooden-edged borders, a shaped central border and paved and gravelled pathway. There are many ornamental shrubs and bushes and the garden is enclosed by wooden fencing.

## Property Services

Mains water, electricity and drainage are connected.



## Outgoings

Council tax band 'B' - £1,997.14 for 2025/2026

Water and drainage rates are payable.

## Directions

What3words ///shells.famous.shuttling

## 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

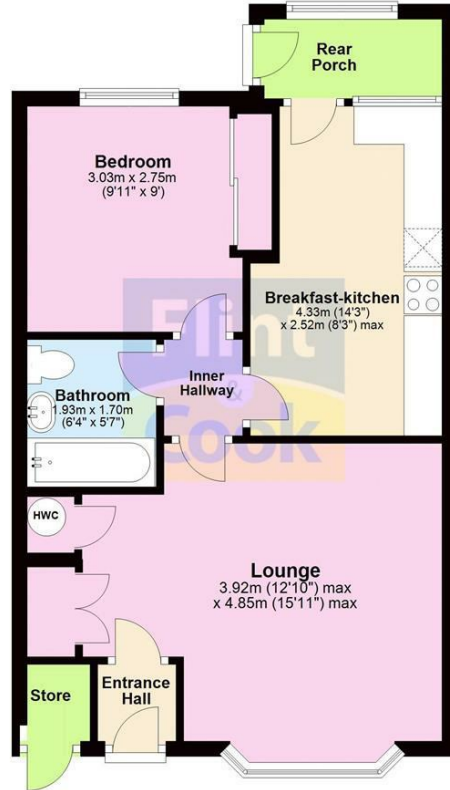
## Money Laundering Regulations

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



### Floor Plan

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

