



Freehold House

4 ASH CRESCENT, BROMYARD, HR7 4QG

£239,950

FEATURES

- Superbly Presented 3 Bedroom Mid Terrace House
- Popular Residential Location
- Newly Fitted Kitchen, Boiler and Radiators
- Double Glazed Windows.
- Enclosed Rear Garden
- Spacious Modern Living



3 Bedroom House located in Bromyard

Canopy Porch

With outside light.

Entrance Hall

Approached through a double-glazed front door and having radiator with cover and shelf, ceiling light, smoke alarm, decorative tiled flooring and door to

Large Living Room

A great space, with carpet, window to front aspect, radiator, TV aerial point, walk-in cloaks cupboard and opening to

Kitchen/Dining Area

Newly fitted kitchen with grey base and wall units, beautiful quartz fitted work top and upstands, Belfast sink, wine rack, integrated dishwasher, integrated fridge and freezer, space and plumbing for washing machine. Hotpoint electric oven with 4-ring gas hob and extractor hood over, window to rear garden, ceiling spotlights, Worcester Bosch boiler with Hive heating control system and wood-effect ceramic flooring. The dining area has a vertical radiator and opens out onto the patio via French doors providing a lovely light dining space.

Landing

With loft hatch to roof space, carpet, smoke alarm, radiator, airing cupboard with lagged hot water cylinder and slatted shelving.

Main Bedroom

Having radiator, carpet, large double wardrobe with sliding doors, useful linen cupboard with slatted shelving, window to front and door to En-Suite Shower Room with shower cubicle, stylish black doors and tiling, fitted Aqua electric overhead and handheld fitment, WC, black ladder towel radiator, wash-hand basin with cupboard under, obscure glazed window and wood effect floor tiling.

Bedroom 2

With radiator, carpet and pleasant outlook to rear garden.

Bedroom 3

With radiator, carpet and view to rear garden.

Bathroom

White suite comprising, bath with mixer tap and hand-held fitment, WC, pedestal wash-hand basin, tiled surrounds, ladder-style radiator, mirror light, wood-effect flooring, extractor and ceiling light.

Outside

The property is approached via a paved path with lawn and hedging. The rear garden is south facing and has a natural slate patio with sunny seating area, Astroturfing and pathway to a good sized shed with electrics set to install, the whole is fully enclosed by wooden fencing. There is an outside light and tap and allocated parking for 2 cars close by with an additional 3rd space shared with the neighbour.

Property Services

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

Outgoings

Council tax band 'C'

Water and drainage rates are payable.

What3Words

What3Words ///ports.wheat.glad

Directions

From Bromyard Town Centre, proceed to the by-pass, turn right towards Leominster. Turn left onto the A465 Hereford Road, after one third of a mile take the turning on the left into Ashfield Way. At the T-junction turn left and as the road bears round to the right into Ash Crescent, No.4 will be found a short way along the right-hand side.

Viewing Arrangements

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

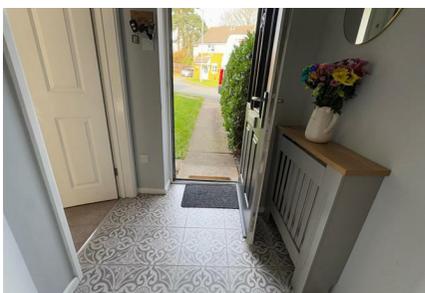
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

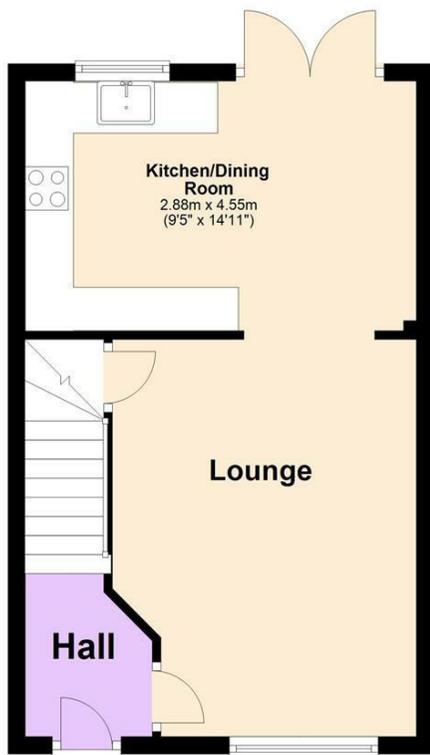
Money Laundering Regulations

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



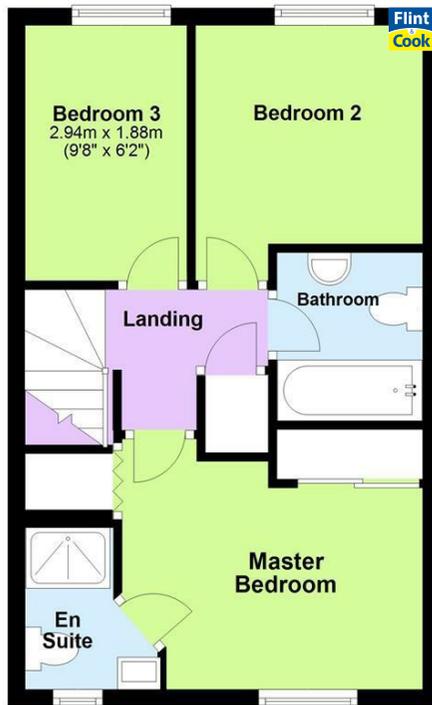
Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 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	73	78
(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.

