



Freehold House

18 LITTLE HEREFORD STREET, BROMYARD, HEREFORDSHIRE, HR7 4DE

£200,000

FEATURES

- Spacious 2 Bedroom Terraced House
- Excellent Town Centre Location
- Modern Fitted Kitchen
- Downstairs WC and Large Family Bathroom
- Enclosed Rear Garden
- Parking



2 Bedroom House located in Bromyard

The house is approached by an entrance door with leaded lights. This leads in to the

Entrance Hall

Carpet, ceiling light, thermostat and door to the

Sitting Room

With window to the front, blinds, radiator, carpet, ceiling and wall lights and door to the

Kitchen/Breakfast Room

With high gloss base and wall mounted cupboards with decorative contrasting drawer fronts, space for dishwasher and washing machine, AEG oven, ceramic hob with extractor hood over, work surfaces, 1 ¼ bowl sink, tiled splashbacks, wine rack, Worcester Boiler, ceramic tiled floor, spotlighting, 2 further cupboards housing fridge/freezer and pantry, glazed door to the courtyard garden and a useful storage cupboard under the stairs. A door leads from the kitchen to the

Cloakroom

Low flush WC, pedestal wash-hand basin, ceramic flooring, obscure window to the courtyard garden, radiator and ceiling light.

Landing

With carpet, ceiling light and loft hatch with ladder to roof space (part boarded and with Velux-style roof light).

Bedroom 1

A lovely big room with 2 windows to front, carpet, radiator and ceiling light.

Bedroom 2

A double room with carpet, window to rear and ceiling light.

Bathroom

Large family bathroom with white suite comprising P-shaped bath with glass shower screen, mains shower fitment, low flush WC, pedestal wash-hand basin, window to side aspect and ceramic tiled flooring.

Outside

To the front of the house is a paved space for parking, with step to the entrance. To the rear is a sunny gravelled courtyard garden providing a sheltered seating and storage area, all enclosed by wooden fencing and with a side access door,

What3words

///clipped.mouse.sourcing

Outgoings

Water and drainage rates are payable.

Council Tax: B

Property Services

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

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

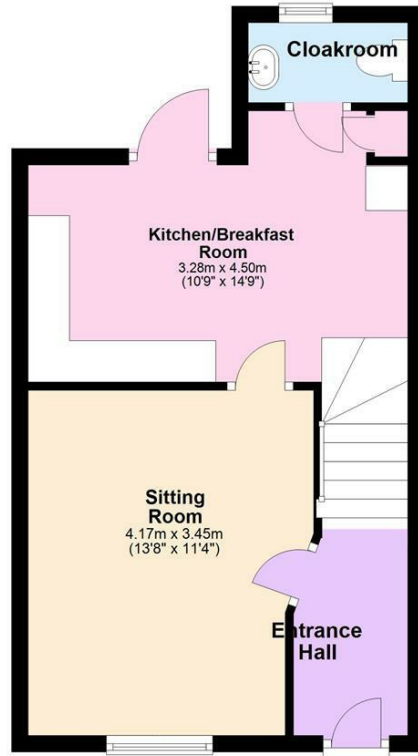
Money Laundering Regulations

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



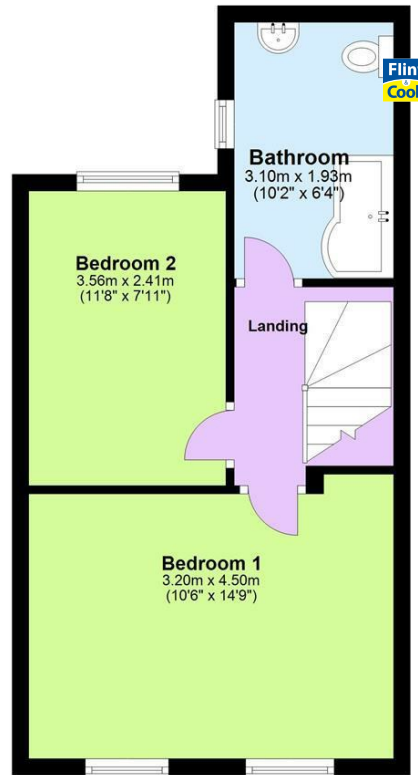
Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)

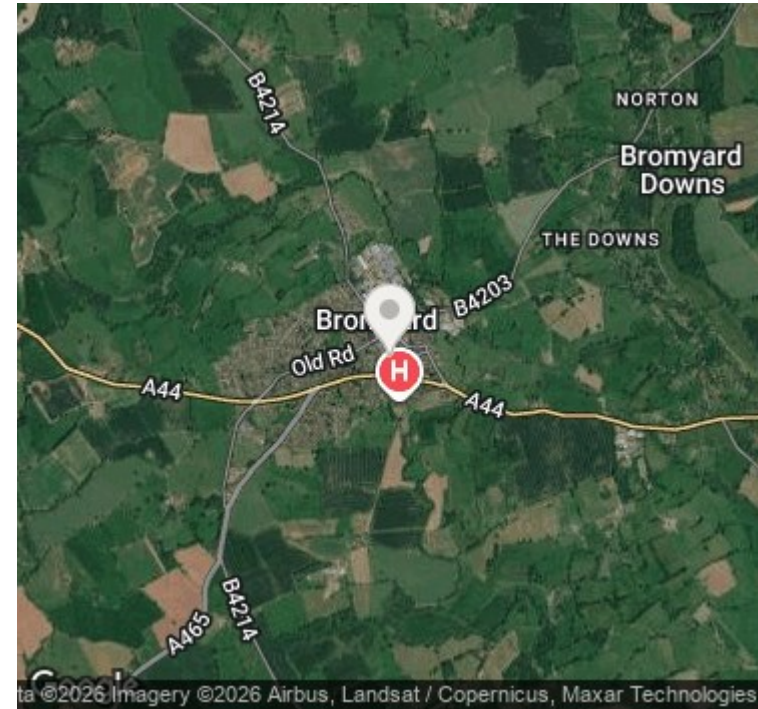


First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 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			
		75	89
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.

