





Freehold House Freehold

4 OLD COACH YARD ROWBERRY STREET, BROMYARD, HR7 4FH

Offers In The Region Of

£195,000

FEATURES

- 2 Bedroom Converted Stone Barn
- Open-plan Living Area/Kitchen
- Lovely Original Features
- No Onward Chain
- Close to Town Centre and Amenities
- Gas Central Heating. Parking
- Ideal Retirement/First Purchase

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Flint & Cook

2 Bedroom House located in Bromyard

Entrance Hall
From the courtyard there is a glazed front door leading to the entrance hallway with radiator, carpet, wall light, room thermostat and exposed wall beams.

Bedroom 1
Exposed ceiling beams, radiator, carpet and three wall uplighters.

Bedroom 2
Exposed ceiling beam, three wall uplighters, radiator, carpet and useful understairs storage cupboard.

Bathroom
White suite including double shower with glass screen, tiled surround and overhead mains shower fitment, pedestal wash-hand basin and low level WC, ladder-style
radiator, extractor fan, wall light/shaver socket, vinyl floor covering and feature stone wall.

Open-Plan Living Room with Kitchen/Dining Area
A stunning space, the living area has a high vaulted ceiling with exposed beam cruck and two rooflights, two radiators, TV aerial point, shelving unit, carpet and telephone point, The kitchen/dining area includes 1¼ bowl single drainer sink top with mixer tap inset into wide worktop with adjoining breakfast bar and having a range of wooden wall and base mounted units with integrated washer/dryer and refrigerator below, matching cupboard housing Worcester wall mounted gas fired combination boiler providing central heating and instant hot water, split level cooker including four-plate ceramic hob with overhead extractor and integrated fan assisted electric oven below, part-tiled wall surrounds, extractor and vinyl floor covering.

Outside
The property is approached over a shared driveway and has a small courtyard to the front with parking for two cars and a sunny walled seating area.

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

Directions
From Bromyard Town Centre continue to the northern end of High Street, turn right into Cruxwell Street and follow the road round to the right into Rowberry Street. The entrance to the Old Coach Yard will be found on the left-hand side immediately before reaching the junction opposite the Post Office.
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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. 33.6 sq. metres (362.2 sq. feet)



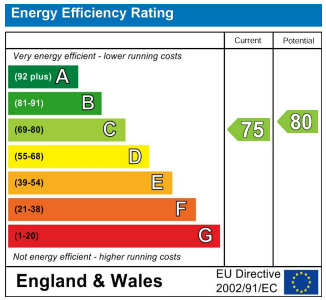
First Floor

Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.3 sq. feet)





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.