



1 Forbury Chase, Sherford Street

| Bromyard | HR7 4DL

Price £370,000

We are pleased to present this three - En suite bedroom detached property located in the town of Bromyard.

The property consists of – Lounge, Kitchen, Three bedrooms (en suite), and a WC.

This property offers modern, flexible accommodation arranged over two floors. It is situated close to daily amenities including shops, schools, restaurants the Bromyard Hospital and is also close to the town centre.

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			
England & Wales		EU Directive 2002/91/EC	

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Lounge

15'11" x 12'10"

The lounge is well-spaced with characterful features such as a wood burner fireplace, solid wood flooring and a front aspect window. Bi-fold fully opening double glazed doors opens to the courtyard at the back of the property.

Kitchen

15'3" x 8'2"

The kitchen is fitted with ample storage cupboards and built-in appliances, including an oven, hob and extractor fan, dishwasher and fridge/freezer.

Bedroom 1

16'4" x 10'3"

This bedroom is spacious and features carpeted flooring, a side facing window and an en suite bathroom.

En-suite

7'0" x 5'7"

The bathroom is fitted with toilet, wash hand basin and bath facilities.

Bedroom 2

13'0" x 10'0"

Bedroom two is of a good-size and features built-in storage space, carpeted flooring, two windows and an en suite shower room.

En-suite

5'7" x 5'4"

The shower room offers toilet, wash hand basin and shower facilities.

Bedroom 3/ Dining Room

11'10" x 10'1"

Bedroom three offers a large window, Solid wood flooring and an en suite shower room. The room is currently purposed as a dining room.

En-suite,

7'1" x 5'8"

The shower room features toilet, wash hand basin and shower facilities.

WC

There is a WC on the ground floor with toilet, wash hand basin, washer/dryer and under-stairs pantry/cupboard.

Garden

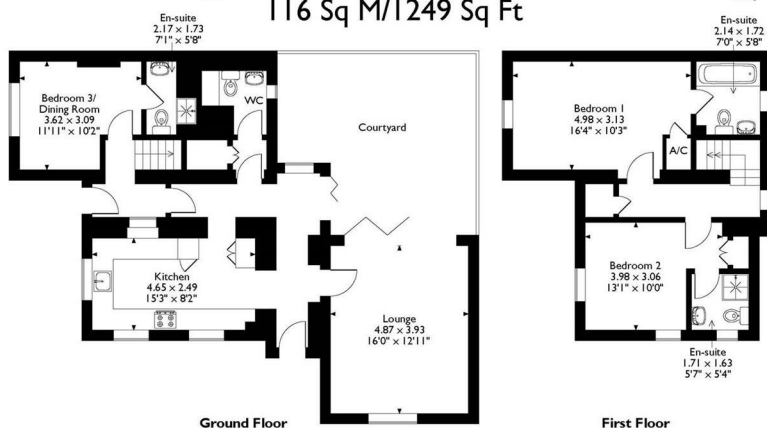
Offering plenty of kerb appeal, the property features a variety of shrubs and plants arranged on gravel ground covering. There are two entrance doors on the front and side of the property which leads from the street. The courtyard at the back is an enclosed leisure area with feature stone walls and paving slabs and gravel ground covering with some shrubs and pot plants. 2 allocated parking bays within the gated parking area.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Forbury Chase, Sherford Street, Bromyard, Powys Approximate Gross Internal Area 116 Sq M / 1249 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.