





Freehold House - Detached

CIDER VIEW STOKE LACY, BROMYARD, HR7 4HE

£335,000

FEATURES

- Individual Modern Detached House
- Good-sized Bedrooms
- Detached Garage
- Convenient Village Location
- 2 Receptions Rooms. Conservatory
- Manageable garden

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Flint & Cook

3 Bedroom House - Detached located in Bromyard

Canopy Porch
With door to the

Entrance Hall
With radiator and large understairs storage cupboard.

Lounge
There is an open fireplace with marble inset and hearth, radiator, window to side, patio doors to front and door to the

Downstairs Cloakroom
Tiled floor, wash-hand basin, WC, window and recessed oil-fired central heating boiler.

Dining Room
Hardwood floor, radiator, windows to front and side and folding doors to the conservatory.

Kitchen
Fitted with base and wall mounted units, work surfaces, tiled splash backs, sink, plumbing for washing machine and dishwasher, tiled floor, space for an electric oven, extractor hood, radiator and part glazed stable door to the

Conservatory
With wood laminate flooring, radiator, wall lights and double and single doors to the rear garden.

A staircase leads from the entrance hall to the first floor landing.

Landing
A light spacious landing with window to rear, radiator and hatch to roof space (boarded and with ladder access).

Bedroom 1
Radiator, windows to front and side.

Bedroom 2
A range of built-in mirror fronted wardrobes, radiator, windows to front and side.

Bedroom 3
Radiator and window to rear.

Bathroom
A white suite comprising a bath with mixer tap and shower attachment, wash-hand basin with cupboards under, WC, separate shower tiled cubical with mains overhead and handheld fitments, mirrored medicine cabinet, radiator, downlighters, extractor fan and window.

Outside
The property is approached via double gates leading to a tarmacadam driveway with parking. There is a detached garage with external lights, up-and-over door, window, light and power with further parking space to the side and an adjoining pergola with seating area.

To the front there are lawned areas with numerous ornamental shrubs, trees and boundary hedging.

There is side access to the rear garden which is mainly laid to lawn with gravel and paved areas enclosed by hedging. Outside lights and water tap.

Directions
From Bromyard proceed initially towards Hereford on the A465 as you approach Stoke Lacy take the first turning left after the turning to the Woodland View housing estate. The property is on the right hand side.
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Property Services
Mains water, electricity, private drainage system, oil central heating. Telephone subject to transfer regulations.

Outgoings
Water rates are payable, drainage exits into private system. Council Tax: Band D.

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.

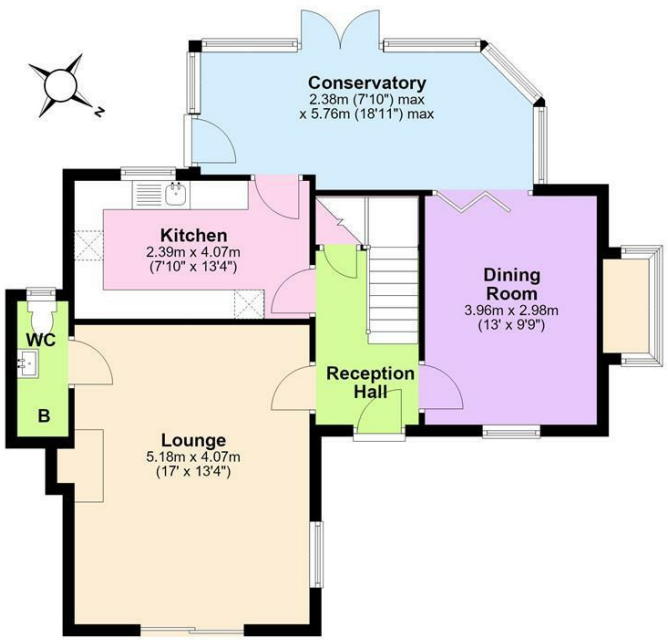




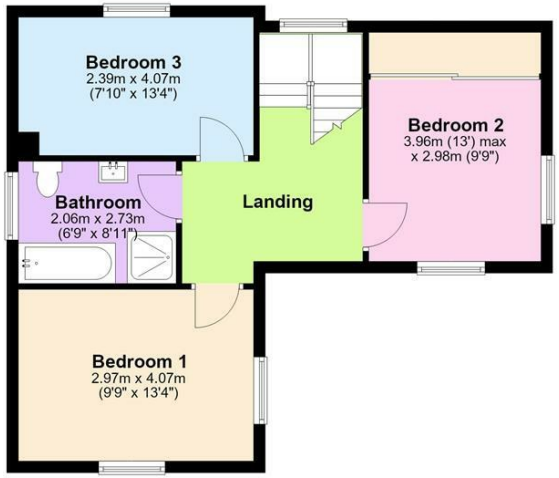




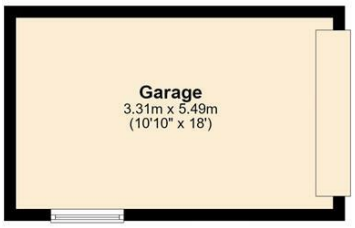
Ground Floor
Approx. 68.1 sq. metres (732.9 sq. feet)



First Floor
Approx. 50.7 sq. metres (546.2 sq. feet)



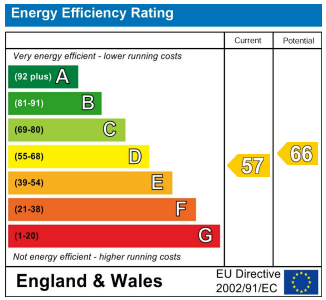
Garage
Approx. 18.2 sq. metres (195.6 sq. feet)



Total area: approx. 137.0 sq. metres (1474.7 sq. feet)

Cider View, Stoke Lacy, Bromyard





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.