





Freehold House - Semi-Detached

15 DAMSON TREE CLOSE, BROMYARD, HR7 4UN

£289,000

FEATURES

- Excellent Semi-detached House
- Best Views in Bromyard: across Open Pasture and to The Downs
- Large Lounge and Conservatory
- Versatile Accommodation
- Attractive Sunny Gardens
- Ample Parking

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Flint & Cook

3 Bedroom House - Semi-Detached located in Bromyard

Entrance Hall
Double-glazed front door, ceiling spotlight fitment, smoke alarm, room thermostat and tiled floor.

Cloakroom
Wash-hand basin with mixer tap and storage cupboard below, WC, tiling, radiator, extractor fan, ceiling light and tiled floor.

Large Lounge
A spacious room with fireplace surround with mantel, hearth and electric fire, understairs storage cupboard, ceiling light fitment, two radiators, carpet, window to side and double doors to the

Conservatory
Two radiators, vinyl flooring, wall lights, all round double-glazed windows, polycarbonate roof and door to the rear garden.

Kitchen/Diner
Fitted with a range of oak base and wall units with cupboards, drawers and display shelves. Ample work surfaces with a 1¼ ceramic sink, space with plumbing for dishwasher, part-tiled wall surrounds, electric cooker with extractor fan over, Worcester wall-mounted gas fired boiler, window to front, tiled floor, sunken spot lights and plenty of space space for a table and large fridge/freezer.

Front Porch Overhang
With door to

Office/Storeroom/Bedroom 4/Play Room
Windows and door to front, carpet, ceiling light fitments, plumbing for radiator and door to

Utility Room
Belfast sink, plumbing for washing machine, cupboard and drawer units providing working surface, light fitment and door to the patio and rear garden.

First Floor Landing
Carpet, also fitted to staircase, Velux roof-light with views, trap to roof storage space (partially boarded), smoke detector and useful storage/linen cupboard.

Bedroom 1
Fitted wardrobe with shelf, hanging rail and drawers, tall cupboard with shelving, part-sloping ceilings, light, radiator, carpet and window to superb views towards The Downs.

Bedroom 2
Radiator, built-in wardrobe with shelf and hanging rail, built-in eaves storage cupboard, light, part-sloping ceilings and window with far-reaching views.

Bedroom 3
Currently used as an office, with vinyl floor, part-sloping ceilings, radiator, spotlight fitment and pleasant outlook across fields to the rear.

Bathroom
White suite comprising panelled bath with mixer tap and shower fitment, pedestal wash-hand basin, WC, part-tiled walls, mirrored cabinet, shaver socket, extractor fan, radiator, obscure glazed window and vinyl floor covering.

Outside
There is access over a shared driveway to a wide brick pavier forecourt, providing ample parking space for 3-4 cars and provided with a metal storage shed with double doors. To the side of the house, there is a pedestrian gate providing access to the lovely rear garden which has a sunny paved patio/entertaining space, good-sized lawned area with adjoining flower borders and lovely borrowed space and views across open fields. There is external lighting, garden tap and wooden shed.

Directions
From Bromyard Town Centre, proceed to the A44 by-pass, turn right and continue towards Leominster. On reaching the town outskirts, continue through the traffic lights and turn immediately right onto Winslow Road. Take the fourth turning on the left into Damson Tree Close where the property will be found in the far right-hand corner of the cul-de-sac.

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

Outgoings
Water and drainage rates are payable. Council Tax: 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

As part of our legal obligations, we are required to carry out anti-money laundering (AML) checks on both sellers and buyers, a responsibility we take very seriously.
To assist us in complying with HMRC requirements, our trusted partner, Coadjute, will securely carry out these checks on our behalf. A non-refundable fee of £30.00 plus VAT (£36.00 inclusive of VAT) per person will apply.
Upon instructing us to sell your property or agreeing to purchase a property through us, you will receive a secure link from Coadjute to complete the necessary biometric identity checks electronically.
These checks must be completed before we can commence marketing your property (sellers) or issue the memorandum of sale to the solicitors (buyers).
Should you have any questions regarding this process, please do not hesitate to contact our office.









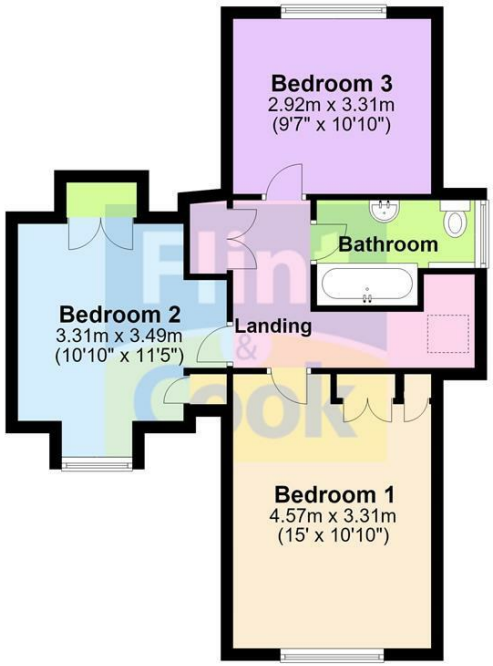
Ground Floor

Approx. 81.6 sq. metres (878.7 sq. feet)
(excluding Porch)



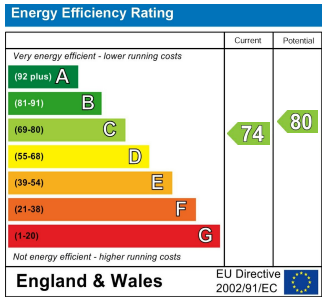
First Floor

Approx. 50.1 sq. metres (538.9 sq. feet)



Total area: approx. 131.7 sq. metres (1417.6 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.