



11, Clover Terrace, Bromyard, HR7 4AW
Price £330,000

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11 Clover Terrace

Bromyard

Ready to move into is this super, detached four bedroom family home located in the historic market town of Bromyard and within accessible driving distance to Ledbury, Worcester City and Leominster. Offering driveway parking, private garden entertaining space, well proportioned accommodation, immaculate condition throughout and an abundance of spectacular rural walks and local amenities within very easy reach we highly recommend arranging a viewing of this lovely home.

- DETACHED FAMILY HOME
- MODERN BUILD
- POPULAR & WELL SERVICED MARKET TOWN LOCATION
- FOUR BEDROOMS
- ONE BATHROOM, TWO SHOWER ROOMS
- DRIVEWAY PARKING
- PRIVATE, SOUTH FACING REAR GARDEN
- WIRED ETHERNET TO LIVING ROOM AND ALL BEDROOMS
- BUILT-IN CEILING SPEAKERS TO KITCHEN, EN-SUITE, BATHROOM & ONE BEDROOM

Material Information

Price £330,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: C (78)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Built in 2016, 11 Clover terrace is a detached, modern property of red brick construction. It is being brought to sale in turn key condition. The home is set on a quiet one way road within walking distance to the town centre and all its associated amenities. Bromyard is known for its historic main streets selling local produce and many scenic delights such as: the Bromyard Downs and Brockhampton Estate.

The accommodation consists of the following: four bedrooms, one with en-suite facilities, family bathroom, entrance hall, ground-floor shower room, sitting room and kitchen/dining room. Further benefits are: off road parking for several vehicles and a south facing, easily maintained, rear garden-perfect for outdoor entertaining.

Property Description

Entry begins from the front of the home and into a light and bright entrance porch that welcomes the storage of footwear and outdoor clothes with its practical tiled floor and radiator. This leads into an inner entrance hallway that, like the rest of the property has been tastefully decorated and offers a 'turn key' solution to any new buyers. There is access from here to an under-stair cupboard (for hiding utility goods), shower room, kitchen/dining room, sitting room and stairs to the first floor. The home really is very nicely proportioned.

The ground-floor shower room is modern and well styled with shower cubicle, WC, hand-basin, heated towel rail and a window out for added light and ventilation. The kitchen/dining room has both front and rear aspect and door access to the side of the property. It has a range of modern wall and floor units to include an integrated slimline dishwasher and washing machine/dryer, electric oven with gas hob top, space for an American style fridge/freezer and built-in ceiling speakers. To the far end of the room and overlooking the private, rear garden is room for a six seater table and chairs and associated dining furniture. The sitting room next door is a welcoming room of square proportion with double patio doors leading out into the rear garden-perfect for entertaining in the warmer months. The cooler months can make use of the gas fire that is inset into a contemporary and attractive mantel surround. Of further note is the wired ethernet on offer here that the vendor has added to the room.

On the first floor are four bedrooms, all with wired ethernet (one with en-suite), airing cupboard with tank and family bathroom. The master bedroom has rear aspect and has been attractively decorated. There is room for a selection of bedroom furniture and the room benefits from having its own en-suite shower facilities. The en-suite has modern fittings with shower cubicle, WC, hand-basin, heated towel rail, built-in ceiling speakers and window out for added light and ventilation. Bedroom two is a good sized double bedroom with fitted wardrobes. It has rear aspect and again is tastefully decorated. Bedroom three is currently being used as a nursery but could comfortably fit a single bed or possibly a small double. It has front aspect. Bedroom four is currently being used as a home office with front aspect, built-in ceiling speakers and in-built cupboard storage facility. The family bathroom is modern and generously proportioned with full size bath, WC, hand-basin, heated towel rail, speakers to the ceiling and window out for added light and ventilation.

Garden

Number 11 has a south facing, private and secure garden to the rear with side access.

The lower tier has been entirely paved for ease of maintenance. It is a great entertaining space for adding a table and chairs as it connects nicely to the patio doors of the sitting room. There is a water tap and electric points here.

There is a further top tier approached by steps which has been laid to lawn and has a shed, ideal for garden storage.

Parking

There is driveway parking for up to three vehicles with an EV Charging point to the front of the house.

Services

Mains electric, water and drainage.
Mains gas twin zone central heating system to radiators.
Santon Pressurised Hot Water System
uPvc framed double glazing to windows and external doors.
Tenure: Freehold
Herefordshire Council Tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 15 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Full Fibre, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Bromyard is a pleasant market town situated equi-distance between the towns of Malvern and Leominster on the A44 between Leominster and Worcester, as such Bromyard is surrounded by some of the most beautiful countryside in England. A historic town with a population of approx 4,500 it has all of the local amenities you might expect close at hand and also wonderful countryside walks including the Bromyard Downs.

What3words

What3words:///seat.modifies.finishes

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Follow A44 East to Bromyard. Continue on the Bromyard Bypass and take the turning left for Clover Terrace. Follow round the bend and number 11 is on your left hand side.



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