



96 Old Road, Bromyard, Herefordshire, HR7 4AT

Delightful Edwardian Semi-detached Property with large Gardens

No Onward Chain £239,950

jackson
property

96 Old Road

Bromyard, Herefordshire, HR7 4AT

- Situated in a Mature Residential Position in the Herefordshire Town of Bromyard
- A Charming Edwardian Semi-Detached Brick Town House
- Offering 2 Double Bedroomed Accommodation
- Including Living Room & Separate Dining Room
- Modern Fitted Kitchen Plus Useful Cellar
- Large Family Bathroom
- Detached Garage & Ample Driveway Parking
- Generous Gardens & Planning Permission to Extend
- Viewing Recommended
- No Onward Chain

No Onward Chain

£239,950

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

96 Old Road is a delightful Edwardian semi-detached property having been updated and improved by the current owners to offer very comfortable accommodation over two floors and situated just on the fringes of the popular market town of Bromyard. The historic town of Bromyard is surrounded by lovely rural countryside, with the Bromyard Downs and Bringsty Common to the east. The town is famed for its festivals, including the Bromyard Gala, Nozstock Festival and the Bromyard Folk Festival. The town also offers a good range of amenities, including a number of independent retail shops, cafes and pubs in the High Street, with easy access to Hereford and Worcester approximately 14 miles, Ledbury, Leominster and Malvern 12 miles, where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

96 Old Road is a delightful period property having been lovingly improved and updated by the current owners to offer a property of character and generous proportions. The accommodation is as follows: entrance porchway with decorative half-glazed door leading into an inner hallway with door off to a light and airy living room with feature fireplace and surround and windows to the front leading to a dining room/second sitting room, a lovely room again with feature fireplace with an inset Jotul gas living flame style woodburning stove. There is a fitted kitchen with a range of units and work surfaces leading out to a useful utility room, with a good selection of units and plumbing for washing machine. There is also a useful cellar which is divided into two sections, one with suspended floor, ideal for storage or additional accommodation. To the first floor there is a good size landing with doors communicating off to 2 double bedrooms and a very generous family bathroom.

Outside, the property has a studio/summerhouse with additional greenhouse and garden shed. There is a wooden double garage with ample driveway parking and generous gardens beyond having a selection of fruit trees, good sized lawned areas, maturing shrubs and flowering plants.

AGENTS NOTE

The property has the benefit of planning permission to extend the property to create an additional bedroom and en-suite above the existing utility room. This would make a very useful addition to the property.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: C



LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000.

VIEWING
Strictly by prior appointment through the Agents,
Jackson Property. Telephone 01568 610600.

DIRECTIONS
Taking the A44 Worcester road out of Leominster,
continue for approx. 12 miles to the town of Bromyard
taking the 2nd left into Old Road and the property can
be located just down here on your left hand side.

Jackson Property (Leominster)
for themselves and the vendors of the property,
whose agents they are, give notice that these
particulars, although believed to be correct, do not
constitute any part of an offer of contract, that all
statements contained in these particulars as to this
property are made without responsibility and are not
to be relied upon as statements or representations of
fact and that they do not make or give any
representation or warranty whatsoever in relation to
this property. Any intending purchaser must satisfy
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correctness of each of the statements contained in
these particulars.

The agent has not tested any apparatus, equipment,
fixture, fittings or services and so cannot verify that
they are in working order or fit for their purpose,
neither has the agent checked the legal documents to
verify the freehold/leasehold status of the property.
The buyer is advised to obtain verification from their
solicitor or surveyor.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(94-100) A		86	(92 plus) A		84
(81-93) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	38		(39-54) E		
(21-38) F			(21-38) F	22	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.