



16 Westfields Close, Bromyard, Herefordshire, HR7 4EW

Extended and Updated 4 Bed. Semi-Detached Property in Elevated Position. O.I.R.O £240,000



16 Westfields Close

Bromyard, Herefordshire, HR7 4EW

- Delightful Semi-Detached Property Extended and Improved by the Current Owners
- Elevated and Rural Views to the Rear
- Generous Entrance Hallway
- Good Sized Kitchen/Dining Extension
- Delightful Living Room
- Utility/Cloakroom
- 3 Bedrooms. 4th Bedroom/Home Office
- Family Bathroom
- Double-Glazing and Gas-Fired Central Heating
- Good Sized Gardens and Driveway Parking



O.I.R.O
£240,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

16 Westfields Close is a delightful semi-detached property which has been updated and extended by the current owners to offer very comfortable accommodation, enjoying an elevated position with views to the rear of the Malvern Hills. The property enjoys a private quiet position yet convenient for the market town of Bromyard. The town is famed for its festivals including the Bromyard Gala, Nozstock Festival and Bromyard 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 & Malvern approximately 12 miles where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

16 Westfields Close is a semi-detached property which has been extended and updated by the current owners to offer comfortable accommodation to comprise a good sized entrance hall to the front leading through to an open plan lounge/kitchen/dining area which forms part of the extension with doors opening onto the rear gardens. The kitchen area is well fitted with a good range of base and wall units. The lounge has a fireplace with feature inset gas fire and there is ample space for dining/entertaining. The ground floor accommodation also has the benefit of a utility room/cloakroom with W/C and there is an additional ground floor bedroom/home office. This room is versatile and would lend itself to a number of uses depending on the individual and has windows to the front and central heating radiator. To the first floor there is a landing which has doors communicating off to three further bedrooms, with the bedrooms to the rear having good open views over the Frome Valley, Avenbury and the Malvern Hills beyond. There is also a refitted family bathroom comprising a bath with shower over and fitted screen, low level w.c. and pedestal wash hand basin. All benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has very pretty and private gardens with a good selection of maturing shrubs and flowering plants. There is a raised seating patio area, lawned area, a greenhouse, timber shed and also an ornamental pond. The garden is surrounded by panel fencing and is a secure and private space with open aspect views to the rear. The property has side access to the front of the property where there is a good sized block-paved driveway with flower beds with maturing shrubs.

The Agents strongly recommend early viewing to appreciate the size and the setting of the property on offer.

SERVICES

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

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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



DIRECTIONS

Leave Leominster along the Worcester Road and upon reaching Bromyard turn right onto Lower Westfields. Continue to follow the road around as it bears left where the property can be found on Westfields Close on the right 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 himself by inspection or otherwise as to the 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.

ROOM MEASUREMENTS

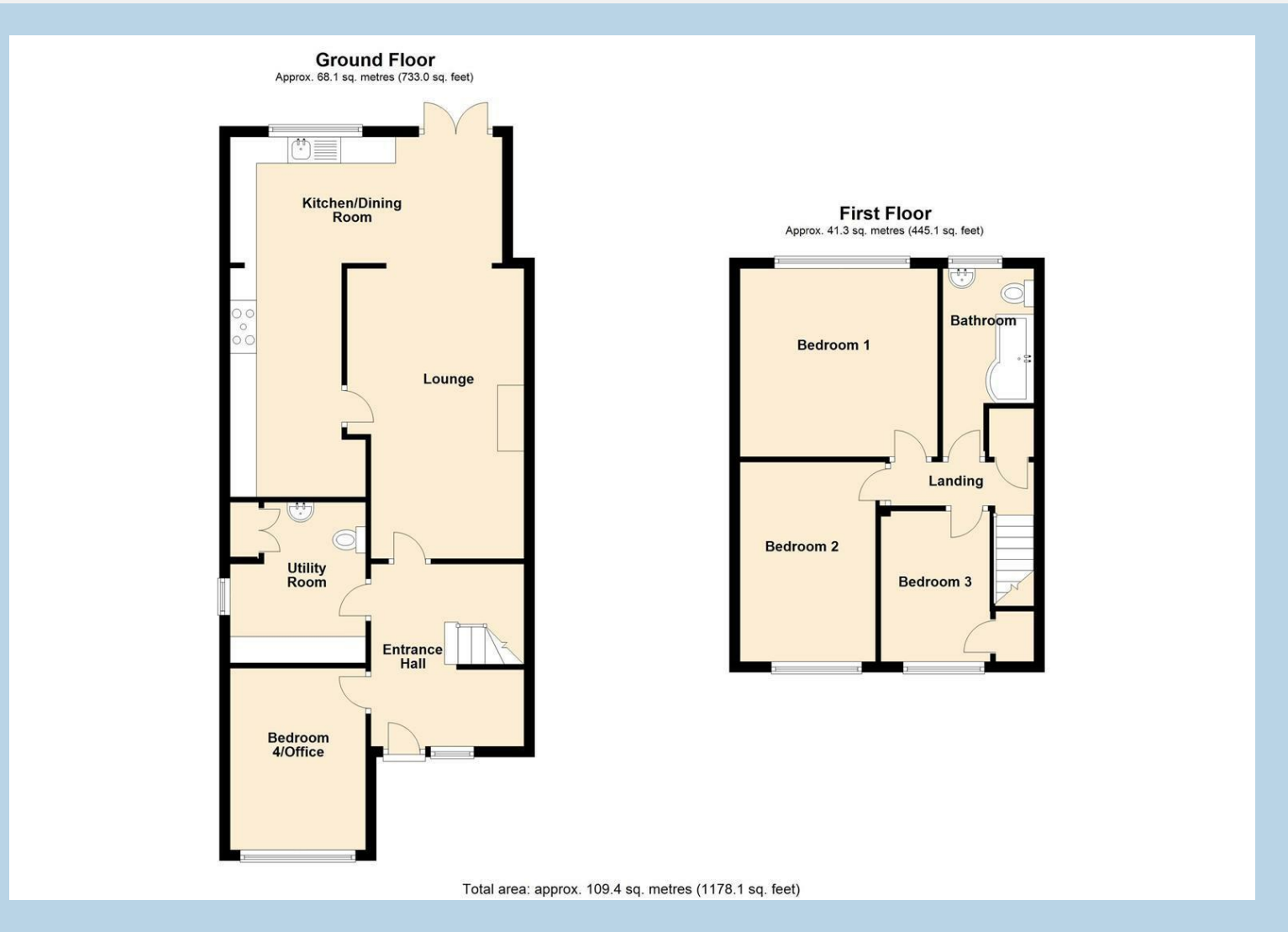
GROUND FLOOR

- LOUNGE - 17'11 x 10'11 (5.46m x 3.33m) max
- KITCHEN AREA - 23'1 x 6'10 (7.04m x 2.08m)
- DINING AREA - 8'1 x 7'11 (2.46m x 2.41m)
- UTILITY ROOM - 10'1 x 8'4 (3.07m x 2.54m)
- BEDROOM 4/OFFICE - 11'4 x 8'4 (3.45m x 2.54m)

FIRST FLOOR

- BEDROOM 1 - 12'3 x 11'7 (3.73m x 3.53m)
- BEDROOM 2 - 12'5 x 8'6 (3.78m x 2.59m)
- BEDROOM 3 - 9'5 x 6'10 (2.87m x 2.08m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
56	82	47	78



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.