



Jonathan Wright  
estate agents



**3 Hardwick Close, Bromyard, Herefordshire HR7 4TY. £199,500**

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HR7 4TY**

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### **PROPERTY FEATURES**

- Middle Terraced House
- 3 Bedrooms
- Good Size Lounge
- Conservatory
- Gas Central Heating
- Adjoining Garage
- Parking
- Pleasant And Secure Garden



**To view call 01568 616666**



A most attractive and well presented, modern middle terraced house situated on the edge of Bromyard with only 14 miles away from the city of Worcester having motorway connection links and a wide range of shopping and transport. The property has been extended and modernised over recent years offering gas fired central heated living accommodation to include a porch, kitchen/dining room, good size lounge, rear conservatory, 3 bedrooms, bathroom with shower over and outside pleasant gardens to rear being well stocked and a brick paved drive to the front and also a single garage adjoining. The full particulars of 3 Hardwick Close, Bromyard are further described as follows:

The property is a middle terraced house of brick construction under a tiled roof. A double glazed entrance door opens into an enclosed double glazed porch and a door opening into the kitchen/dining room. The kitchen is fitted with modern units, working surfaces, base units under, matching eye-level cupboards, tiled splashbacks, planned space for a cooker, space and plumbing for a washing machine and space for a tumble dryer. There is room for additional appliances, stainless steel single drainer sink unit, ceramic tiled floor, good open dining area, power points, lighting TV aerial point and a panelled radiator. There is also a door to an under stairs cupboard.

From the kitchen/dining room a door opens into an inner hallway having a light and a door opening into the lounge. The good size lounge has a feature ornamental brick fireplace, ceiling lighting, moulded cornice, power points, double panelled radiator and a door opening into a rear conservatory. The conservatory is UPVC double glazed, polycarbonate roof, wooden laminate flooring, power, lighting, panelled radiator, opening windows and a door opening into the rear gardens.

From the inner hallway a staircase rises up to the first floor landing, ceiling lights, smoke

alarm, hatch to the roof space above and doors off to bedrooms. Bedroom One has a double glazed window to rear, lighting, power and a panelled radiator. Bedroom two has a double glazed window with lovely open rural views to front, ceiling light, power points and panelled radiator. Bedroom three has a double glazed window to rear, power, lighting and a panelled radiator.

Off the landing a door opens to the modern bathroom having a panelled bath with hand grips, shower over, ceramic tiling to ceiling height around bath and shower. To the side is a wash hand basin, low flush W.C, tiled splashbacks, panelled radiator, an opaque double glazed window to the front and a ceiling light.

On the landing a door opens into an airing cupboard housing a gas fired condensing boiler, shelving and a cupboard housing a Factory insulated cylinder and additional shelving.

#### OUTSIDE.

The property is approached to the front across a brick paved driveway with parking for 3 motor vehicles and a single garage. The garage has a metal up and over front door, power and lighting.

#### REAR GARDEN.

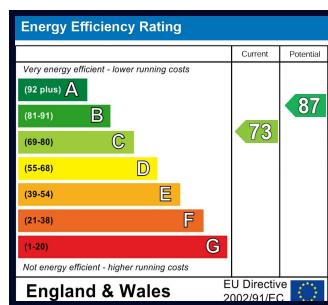
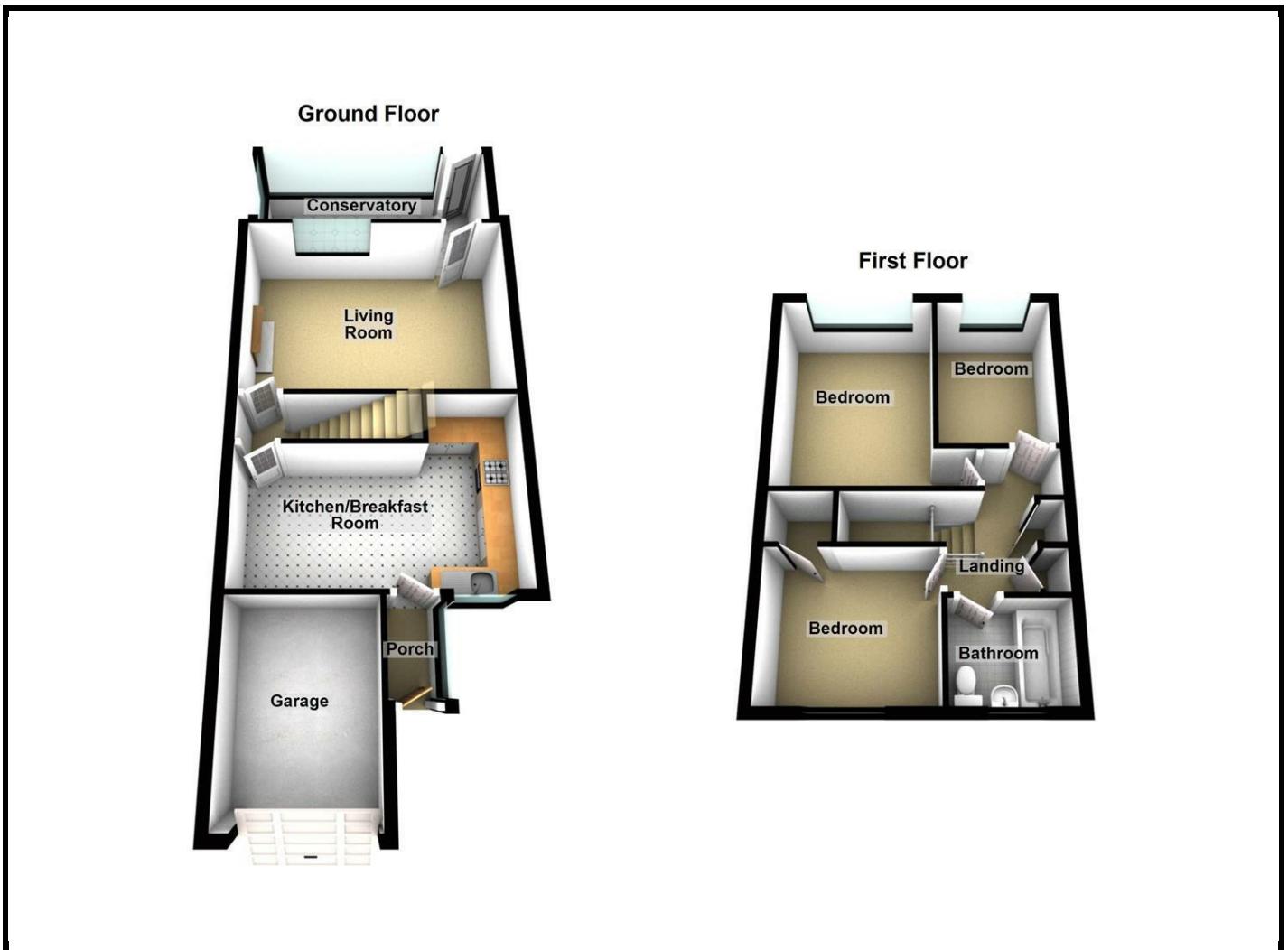
The garden is safe, secure and enclosed with panelled fencing with a pretty garden laid out with a lawned garden, attractive floral and shrub borders.

#### SERVICES.

All main services are connected, gas fired central heating and a water meter. Council Tax Band. Band B. (Herefordshire Authority).

## ROOMS AND SIZES

Kitchen/Dining Room	4.95m x 2.49m (16'3" x 8'2")
Lounge	4.95m x 3.66m (16'3" x 12')
Conservatory	4.52m x 1.68m (14'10" x 5'6")
Bedroom One	3.73m x 2.74m (12'3" x 9')
Bedroom Two	2.84m x 2.57m (9'4" x 8'5")
Bedroom Three	2.90m x 1.98m (9'6" x 6'6")
Bathroom	
Garage	5.28m x 2.13m (17'4" x 7')



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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