



## 16 Hatton Park, Bromyard, HR7 4EY

£250,000

Located in a desirable area of Bromyard, this lovely 3-bedroom semi-detached house offers a perfect blend of comfort, convenience, and charm. With parking, a garage, and a spacious rear garden, this property is ideal for families or professionals seeking a tranquil retreat.

The property boasts a spacious rear garden with side access, perfect for outdoor entertaining or relaxation. Driveway parking and a detached garage provide secure vehicle storage. The house is close to local amenities, including shops, schools, and the town centre, making it an excellent choice for those seeking a comfortable and convenient lifestyle.

Inside, you'll find 3 bedrooms, 1 bathroom, and a large reception room, with gas central heating and double glazing for energy efficiency and comfort.

### **Entrance Hall**

Wood laminate flooring, pendent ceiling light, double panelled radiator.

### **Living Room**

Wood laminate flooring, double glazed front window, pendent ceiling light, double panelled radiator.

### **Kitchen**

Range of eye level and ground level units, hob, single oven, wash hand basin, double glazed windows to rear aspect, space for fridge freezer and washing machine.

### **WC**

WC, tile floor, double glazed window to rear aspect, double panelled radiator.

### **First Floor Landing**

Carpet, pendent ceiling light, attic access.

### **Bedroom One**

Carpet, double glazed window to front aspect, pendent ceiling light, double panelled radiator.

### **Bedroom Two**

Carpet, double glazed window to front aspect, pendent ceiling light, double panelled radiator.

### **Internal Corridor**

Carpet, pendent ceiling light, double panelled radiator, double glazed window to rear aspect.

### **Bedroom Three**

Carpet, double glazed window to rear aspect, pendent ceiling light, double panelled radiator.

### **Bathroom**

Tile floor, fully tiled walls, WC, wash hand basin, bath, double panelled radiator, double glazed window to rear aspect.

### **Freehold**

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### **Council Tax Band**

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny &

Salmond will not be held responsible for any inaccurate information.

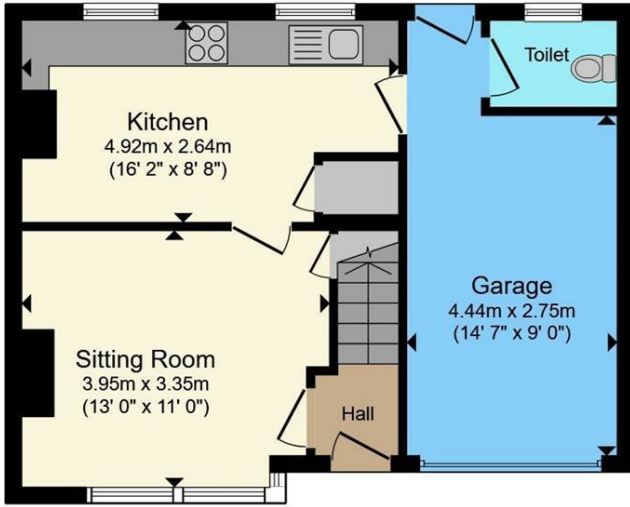
### **Disclosure**

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### **Money Laundering Regulations**

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

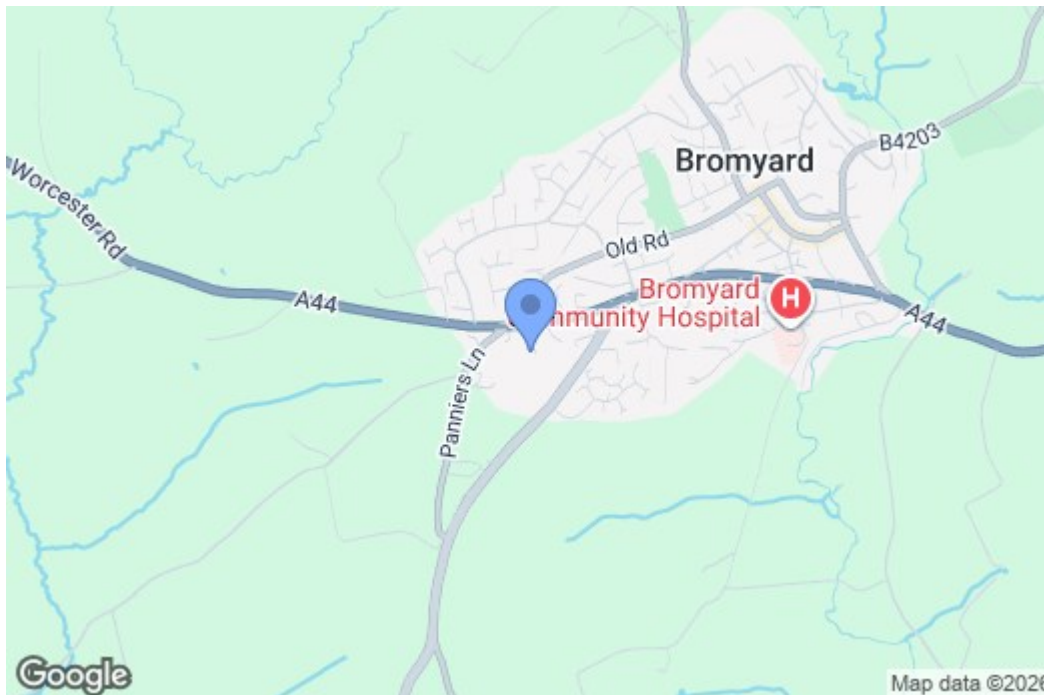
# Floor Plan



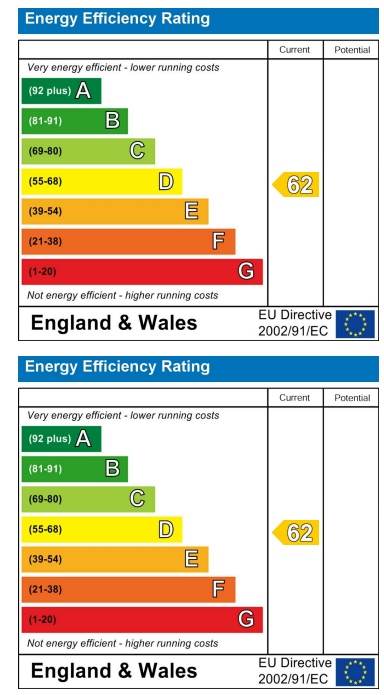
Total floor area 90.9 m<sup>2</sup> (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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