



NICK
CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

10 DAMSON TREE CLOSE

BROMYARD, HEREFORDSHIRE, HR7 4UN

GUIDE PRICE

£250,000



AN APPEALING ATTACHED BUNGALOW ON A GENEROUS CORNER PLOT.

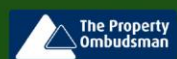
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- LEVEL GARDENS
- LIVING ROOM & CONSERVATORY
- SHOWER ROOM
- AMPLE DRIVEWAY PARKING

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Bromyard – 0.6 mile, Tenbury Wells – 11.5 miles, Leominster – 11.5 miles, Hereford – 14 miles, Worcester – 15.5 miles, M5 Junction 7 - 18 miles.

DIRECTIONS

From High Street, Bromyard head north on the B4203 and at the T junction turn left signed Tenbury B4214 and keep straight to stay on Old Road/B4214 signed Leominster/Hereford. Proceed for 0.3 mile before turning right into Firs Orchard and after 0.1 mile at the T junction turn left onto Winslow Road before taking the third right hand turn into Damson Tree Close and the property will be found straight ahead and on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated in a popular residential area and is within walking distance of the town centre. The old market town of Bromyard offers many facilities including a variety of shops and services, a library, a doctors' surgery, a community hospital, primary and secondary schools, a theatre, and a range of clubs and societies.

10 Damson Tree Close is an attached bungalow constructed circa 1994 of mellow brick elevations under a tiled roof. The property is set on a generous corner plot which backs onto farmland and benefits from UPVC double glazing and a modern shower room suite, gas fired central heating, ample parking space and level gardens.

ACCOMMODATION

A canopy porch with part glazed entrance door opens into the entrance hall with cloaks cupboard and airing cupboard. The kitchen/breakfast room has a range of cream fronted base and wall units incorporating a stainless steel sink/drain, an integral Neff gas hob and electric double oven, plumbing for a washing machine and housing the Worcester Greenstar Ri boiler, and a part glazed door opens into the side porch with space for a fridge/freezer and a part glazed door to outside. The living room has an electric fire with a wooden surround and sliding doors opening into the conservatory which in turn has French doors opening onto the garden. There are three spacious bedrooms and a shower room with a Triton T80 shower in a large cubicle, a pedestal basin and wc.

OUTSIDE

The block paved driveway provides parking space for two cars and a further tarmac parking area adjacent to the rear garden provides ample parking space for up to four further cars. The large and level gardens envelope the property and are mostly laid to lawn with mature shrubs and flower borders. There is space to erect a garage at the property subject to obtaining the necessary planning permissions.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band D

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C - Full details available upon request or follow the link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6039-3726-3000-0769-6206>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

E-mail: info@nickchampion.co.uk

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www.nickchampion.co.uk

LONDON SHOWROOM

121 Park Lane, Mayfair, London, W1K 7AG

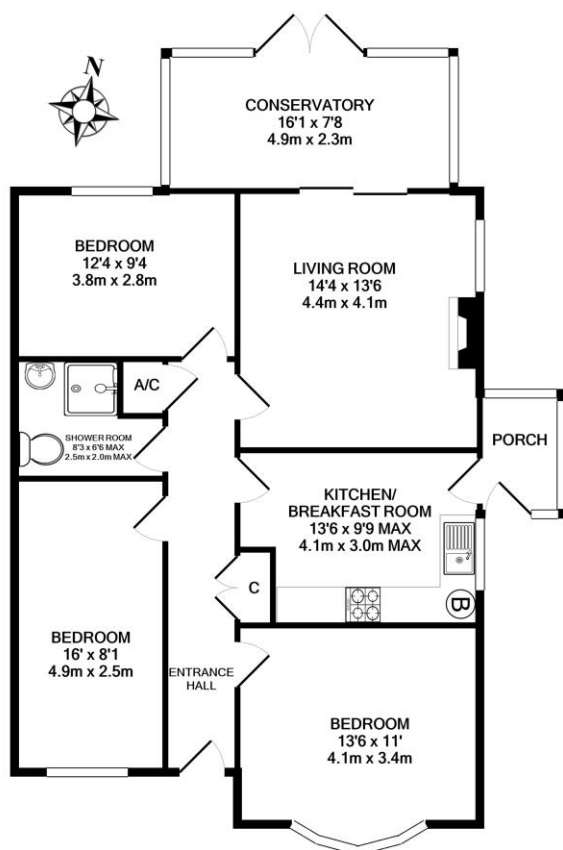
Tel: 020 7318 7082

Photographs taken on 8th June 2021.

Particulars prepared June 2021.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.