

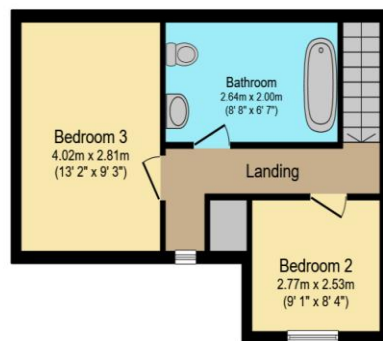








**Ground Floor**  
 Floor area 92.6 sq.m. (997 sq.ft.)



**First Floor**  
 Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 127.1 sq.m. (1,368 sq.ft.)

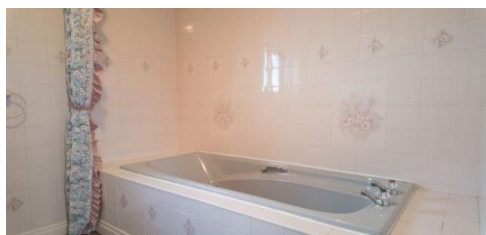
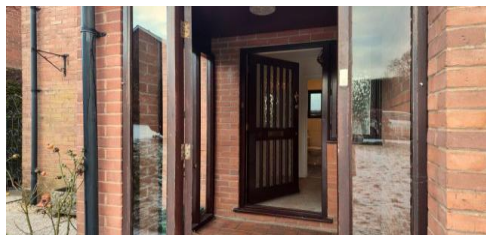
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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Certificate Number : 9383-3000-9201-4110-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9383-3000-9201-4110-0204>



## For Sale: 4 Pine Tree Close, Bromyard

Situated on Pine Tree Close in the market town of Bromyard, this four-bedroom detached property offers spacious and flexible living space, providing an opportunity for purchasers to modernise and add value. The property is arranged over two floors, with two bedrooms on the ground floor and two on the first floor. Entry is via a porch, leading to the main living areas. The living room and lounge are arranged over two tiers, creating a large, open yet defined living space. The property also includes a kitchen with separate utility room, a family bathroom, and a downstairs shower room. One double bedroom benefits from built-in wardrobes. Gas central heating is installed throughout. Externally, there is a double garage, off-road parking, and front and rear gardens. Pine Tree Close is a quiet residential location, conveniently positioned for Bromyard's shops, schools, and local amenities. Services and Information - We understand that the property is connected to all mains services: gas, water, and electricity. Council Tax Band: E (Herefordshire Council). EPC Rating: D. Tenure: Freehold. According to Ofcom, ultrafast broadband is available in this area.