



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Within close walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford service.

An End of Terrace Spacious Two-Bedroom Town Cottage which has been Tastefully Improved to include New uPVC Frame Double Glazing, Mains Gas Central Heating, Shower Room, Fitted Kitchen and Fitted Carpets.

**21A SHERFORD STREET  
BROMYARD  
HR7 4DL**



*Comprising*

Sitting Room, Inner Hall, Kitchen Diner, Landing, Two Double Bedrooms, Shower Room, Enclosed Rear Yard. EPC – pending.

**Offers in the region of £150,000**

## 21A Sherford Street, BROMYARD HR7 4DL

**21A SHERFORD STREET** is within close walking distance of the Bromyard Town Centre and all its amenities including the doctors' surgery and the bus stop for the regular Hereford service.

This end of terrace town cottage has been recently improved to include electrical re-wiring, re-plumbed, new uPVC frame double glazed windows and external doors, new mains gas central heating to radiators, new shower room, new fitted kitchen and fitted carpets.

Ideal 'buy to let'.

The accommodation, with approximate measurements, comprises:-

Steps from a path fronted by a brick wall to the front door and

### **SITTING ROOM** (13'6" x 11'4")



Fitted carpet, radiator, large window to front and door to

**INNER HALL** Fitted carpet, radiator, window to side with wide sill, smoke alarm and door to

### **KITCHEN DINER** (11'10" x 11'8")

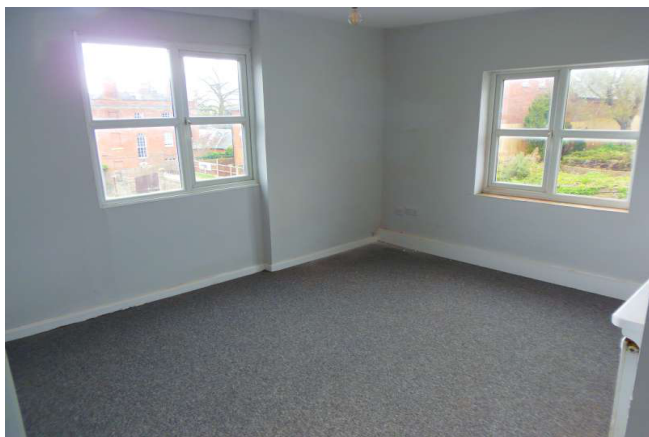


New base units with light wood fronts of cupboards and drawers, space with washing machine, space with electric cooker and stainless steel chimney style extractor over, work surface with inset sink. Radiator, fridge/freezer, cupboard housing the Worcester gas fired boiler, window to side, smoke alarm and door to rear yard.

Stairs with fitted carpet, hand and grab rails to the spacious

**LANDING** Fitted carpet, smoke alarm, built-in cupboard with shelves.

### **BEDROOM 1** (12'7" x 12'4" max. meas.)



Fitted carpet, radiator with shelf over, built-in wardrobe, window to front with tiled sill and window to side with view to south down Sherford Street to open field.

### **BEDROOM 2** (12'3" x 11'9")



Fitted carpet, radiator, windows to side and rear.

### **SHOWER ROOM**



New white suite of hand basin, WC and glazed shower cubicle with Triton Enrich electric unit and uPVC walls. Vinyl floor, radiator, extractor, uPVC board style walling, large window with frosted glass.

**SMALL REAR YARD** which is bounded by lap fencing.

### **SERVICES**

Mains electricity, gas, water and drainage.

### **COUNCIL TAX BAND - C**

### **DIRECTIONS**

By foot from the town centre and Broad Street, go past The Square and turn right down Sherford Street. The property is on the left-hand side.

### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003348

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.