



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position approached off Milvern Road to a courtyard or by foot from Old Road.  
Within walking distance of the town centre and all its amenities.

An End of Terrace Two-Bedroom Bungalow with Mains Gas Central Heating, uPVC Frame  
Double Glazing, Fitted Kitchen, Carpets or Floor Coverings.

**1 HILL VIEW  
BROMYARD  
HR7 4AY**



*Comprising*

Cantilever Porch, Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Two Car Parking Spaces,  
Attractive South Facing Tiered Rear Garden. EPC – C

**Offers in the region of £212,000**

**NEW PRICE**

## 1 Hill View, BROMYARD HR7 4AY

**1 HILL VIEW** is in a peaceful elevated position with vehicular approach via Milvern Road to a courtyard, the parking spaces and front of the bungalow. A side path and shallow steps leads down to a gate and Old Road.

It is within comfortable walking distance of the town centre and all its amenities including the community centre, churches, Conquest Theatre and the bus stop for the Hereford service.

The brick and tile bungalow is at the end of a small terrace of five and has mains gas central heating from a combi-boiler (approx. 2 years guarantee remaining) to radiators with thermostats, uPVC frame double glazed windows and external doors, fitted carpets or board style floor covering, fitted kitchen, cavity wall and loft insulation.

Outside there is a parking space for two cars and an attractive front garden area. The south facing rear garden is a particular feature being on several tiers with natural stone walls, decking area, two paved terraces, small lawn and borders of shrubs.

The accommodation, with approximate measurements, comprises:-

**CANTILEVER PORCH** with light to part glazed front door to L-shaped

**RECEPTION HALL** with board style laminate floor, radiator, hat and coat hooks, central heating thermostat, access and pull-down ladder to insulated loft space.

**LOUNGE** (15'2" x 10'3")



Fitted carpet, radiator, one wall light, ceiling light, cornice, south facing French doors to decking.

**KITCHEN** (13'8" x 6'9")



Range of base and wall units of cupboards and drawers, integral electric oven, space for washing machine, space with fridge and freezer, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring ceramic hob with extractor over. Board style laminate floor, radiator, shelves, wall mounted boiler, window to front.

## **BEDROOM 1 (12'11" x 10'4")**



Fitted carpet, radiator, cornice, south facing window.

## **BEDROOM 2 (10'4" x 10'1")**



Board style floor, radiator, cornice, window to front.

## **SHOWER ROOM**



Board style floor, white suite of hand basin with tiling and mirror over, WC, door to glazed and tiled shower with grab handle. Radiator, towel rails, spotlight track, extractor, window.

## **OUTSIDE**

Approached off the tarmac courtyard there is a

**SPACE FOR TWO CARS** bounded on three sides by paved path. To one side there is a garden area of lawn, border and shrubs. The short path to the front door is bounded by chipping areas and shrubs.

A paved path and wooden door leads to the

**SIDE OF THE BUNGALOW** Concrete path and paved shallow steps with raised borders of shrubs to one side going past the rear garden to a gate to Old Road.

## THE REAR GARDEN

This is south facing with a view to the side to Bromyard Downs. It is attractively laid out and tiered down to the boundary to Old Road.



Approached from the French doors or steps from the side path is a decking area with balustrade style fencing and an outside electric point.



Upper tier of paving with lap fencing to one side and wrought iron railings to two sides,



steps to side path and steps with handrail to lower tier.



This is part paved with a corner border and timber garden shed, lawn and border of shrubs. The paths and tiers are supported by natural stone retaining walls.

**SERVICES**

Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - B****DIRECTIONS**

From High Street turn left in front of the community centre, then first right into Tenbury Road, first left into Milvern. Just before right-hand bend turn left into Hill View.

**VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

*Ref.* BB003355

**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.