



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In a quiet courtyard setting within close level walking distance of the town centre, all its amenities, and the bus stop for the Hereford service.

A Spacious One-Bedroom Semi-Detached Bungalow which has Recently been Completely Modernised to Include New Fitted Kitchen, Shower Room, Central Heating System, Flooring and Double Glazing.

**1 SHEEP CLOSE  
BROMYARD  
HR7 4EE**



*Comprising*

23' Open Plan Lounge/Dining Area/Kitchen, Inner Hall, Double Bedroom, Shower Room,  
Attractive Gardens Front and Rear, Parking Space. EPC – C

**Offers in the region of £180,000**

## 1 Sheep Close, BROMYARD HR7 4EE

**1 SHEEP CLOSE** is in a peaceful courtyard setting within easy level walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford service.

This deceptively spacious semi-detached bungalow has recently been completely modernised and now includes:

- ~New fitted kitchen and tiling
- ~New shower room
- ~New central heating system from a combi-boiler to radiators with thermostats
- ~uPVC frame double glazed windows and external doors
- ~New board style flooring

Outside there is a parking space, enclosed front garden and a south facing rear garden.

The accommodation, with approximate measurements, comprises:-

uPVC frame front door with small leaded light style pane to

**OPEN PLAN LOUNGE/DINING AREA/KITCHEN** (22'11" x 13'0") with board style floor and smoke alarm.



The lounge/dining area has a radiator and two windows to front and side.



The kitchen area has a range of new base and wall units with gloss fronts of cupboards and drawers, space and point for electric cooker with chimney style extractor over, space and plumbing for washing machine, work surface with tiled splashback, six-inset ceiling lights, window to front and door to

### **CUPBOARD**

**HALLWAY** with board style floor, radiator, smoke alarm, access to loft space and half glazed door to rear garden.

## **DOUBLE BEDROOM (12'5" x 9'2")**



Board style floor, radiator and window.

**SHOWER ROOM** White suite of large walk-in shower with wall tiling, glazed screen, electric unit and extractor, WC, hand basin with tiled splashback. Tile style vinyl floor, ladder style towel rail, three inset ceiling lights, window and door to

**BOILER CUPBOARD** with new wall mounted gas fired boiler.

## **THE FRONT GARDEN**

This has a gate from Sheep Close and is bounded by lap fences for privacy. Paved patio to front door and chipping area to the side. Outside tap.

## **THE REAR GARDEN**



This is south facing with lap fences each side and a stone wall to the end. Chipping area and concrete patio.

**SERVICES** Mains electricity, gas, water and drainage.

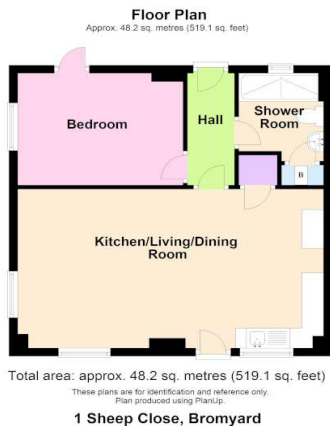
**COUNCIL TAX BAND - B**

## **DIRECTIONS**

From High Street turn into New Road and take the first right towards the vets and then left.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.



***Ref.*** BB003370

**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.