



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

## **NO ONWARD CHAIN**

On peaceful Little Hereford Street within close level walking distance of the town centre, all its amenities, and the bus stop for Hereford and Worcester.

A Deceptively Spacious Mid-Terrace Three-Bedroom House with Mains Gas Central Heating, Light Wood uPVC Frame Double Glazing, Quality Fitted Kitchen with Appliances, Large Bathroom, Enclosed Rear Garden.

**14 LITTLE HEREFORD STREET  
BROMYARD  
HR7 4DE**



Hall, Lounge, Kitchen/Diner, Cloakroom, Landing, Two Bedrooms, Bathroom, Second Floor Large Bedroom 3, Brick Parking Space, Separate Parking Space, Enclosed Private Rear Garden.  
EPC – C

**Offers in the region of £225,000**

**NEW PRICE**

## 14 Little Hereford Street, BROMYARD HR7 4DE

**14 LITTLE HEREFORD STREET** is on a peaceful street within easy close level walking distance of the town centre, all its amenities, and the bus stop for the Hereford and Worcester Service.

This deceptively spacious house was built in about 2008 to a high standard and now offers an ideal opportunity to purchase a property so close to all amenities. It has full mains gas central heating from a combi-boiler to radiators with thermostats, light wood uPVC frame double glazed windows and external doors, quality fitted kitchen with integral appliances, large bathroom with white suite, light wood internal doors, fitted carpets, ceramic tile or vinyl floors.

Outside there is a brick parking space in front of the house and a second car parking space about 20 yards away. The rear garden is bounded by six foot board fencing for privacy and is down to chipping with a paved patio.

The accommodation, with approximate measurements, comprises:-

Front door with leaded light panels to

**RECEPTION HALL** with board style vinyl floor and central heating thermostat.

**LOUNGE** (12'6" x 11'7" max. meas.)



Fitted carpet, radiator, wall and ceiling light on dimmer switch, window to front.

**KITCHEN DINER** (14'11" x 12'6" max. meas.)



Quality fitted kitchen of cupboards and drawers with high gloss fronts, space for integral washing machine, integral electric double oven, integral dishwasher, light wood style work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring ceramic hob with stainless steel chimney style extractor over, cupboard with gas fired Worcester boiler.



Matching cupboard units with integral eye level fridge and freezer under. Ceramic tile floor, radiator, low door of cupboards under stairs, extractor, six inset ceiling lights, glazed door with side panel to rear garden, door to

## **CLOAKROOM**



Hand basin with splashback and WC. Ceramic tile floor, radiator and window.

Carpeted stairs from the hall to

**LANDING** with carpet and doors to

**BEDROOM 1** (15'0" x 10'4")



Fitted carpet, radiator, door to cupboard with shelves, two windows to front.



## **BEDROOM 2 (8'10" x 8'1")**



Fitted carpet, radiator and window to rear.

## **LARGE BATHROOM (10'5" x 7'7" max. meas.)**



White suite of P-shaped panelled bath with glazed screen, shower and blue mosaic tiling over, hand basin with blue mosaic splashback and shaving light over, WC. Tile style vinyl floor, ladder style towel rail, mirror fronted medicine cabinet, extractor, four inset ceiling lights, window.

Carpeted stairs from the landing to door and

## **SHAPED BEDROOM 3 (20'1" into restricted height x 15'0" max. meas.)**



Fitted carpet, two radiators, full width range of built-in cupboards with sliding doors,



four inset ceiling lights, access to insulated loft space, window to front.

## BRICK PAVIOURED FRONT PARKING SPACE



**SECOND CAR PARKING SPACE ABOUT 20 YARDS AWAY.**

## THE REAR GARDEN



This is bounded on three sides by 6ft timber and board fencing for privacy with a gate leading to the joining private car park. It is down to chippings with a paved path from the kitchen door to a paved brick edged patio.

## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX BAND - C

## DIRECTIONS

From our office on High Street, turn left into New Road and first left into Little Hereford Street. The property is on the left-hand side.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003388

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.