



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position having views from the front to Bromyard Downs within walking distance of the town centre, all its amenities, and the two schools.

A Spacious Extended Period Three-Bedroom End of Terrace House with Full Mains Gas Central Heating, uPVC Frame Double Glazing, Large Fitted Kitchen, Conservatory and Attractively Laid Out Gardens Bounded by a Natural Stone Wall.

**24 NEW ROAD
BROMYARD
HR7 4AJ**



Comprising

Porch, Hall, Shower Room, 19' Lounge, 16' Breakfast Kitchen, Utility, Conservatory, Landing, Three Bedrooms, Bathroom, First Floor Hall and Door to New Road, Parking, Garage, Workshops, Attractive Gardens Front and Rear. EPC – D

Offers in the region of £295,000

24 New Road, BROMYARD HR7 4AJ

24 NEW ROAD is in an elevated position at the end of a terrace of period cottages which are at right angles to New Road. From the front there are views to Bromyard Downs and to the side a period natural stone wall affording privacy. It is within walking distance of the town centre, all its amenities, the bus stop for the regular Hereford service and the two schools.

The house has full mains gas fired central heating to radiators, white uPVC frame double glazing to the front, woodgrain uPVC double glazing to the rear, a south and west facing conservatory, 19 ft. lounge and 16 ft. breakfast kitchen. From two of the bedrooms there are views to Bromyard Downs and from the first floor hall a door opening to New Road.



Outside there are attractively laid out gardens front and rear with shrubs, fruit trees, terraces, lawn, natural stone edge borders and a mature magnolia tree. A car parking space in front of the brick garage and two timber workshops.

The accommodation, with approximate measurements, comprises:-

PORCH



with two brick arched openings, light and woodgrain uPVC double glazed front door to

HALL with board style floor, radiator and shelf.

SHOWER ROOM



White suite of hand basin, WC, half tiled walls, dado rail, extractor, inset shelf and window. Full width tiled shower with glazed sliding door and inset shelf.

LOUNGE (19'6" x 12'3" max.)



Low stone and brick wall with arched opening for gas or electric fire, wooden mantelpiece over, inset shelves and glass fronted cupboard with brick surround.



Board style floor, radiator, three wall light fittings, inset full height cupboard with display shelves, exposed ceiling timbers to part, side window and wide window to the attractive front garden and view to Bromyard Downs.

Glazed door to

KITCHEN/BREAKFAST ROOM (16'0" x 9'7")



Range of base and wall units with oak fronts of cupboards and drawers, integral electric oven, spaces for fridge and dishwasher, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring gas hob with copper hood and extractor over. Ceramic tile floor, radiator, exposed ceiling timbers, double doors to walk-in cupboard, wide window to the attractive rear garden, double door to

UTILITY (11'10" x 3'11") Quarry tile floor, base and wall units with space and plumbing for washing machine and work surface with tiled splashback. Radiator, built-in shelves with cupboard under and uPVC double glazed stable door to

CONSERVATORY (10'2" x 8'11")



of woodgrain uPVC frame on low brick walls, ceramic tile floor, two doors, oblique box profile roof. This room, which is south and west facing, looks to the attractive rear garden with its natural stone walling.

Stairs from the hall to

LANDING with exposed board floor, access to loft space and old style radiator.

AIRING CUPBOARD with insulated hot water cylinder, immersion heater and shelving.

CUPBOARD with Worcester gas fired boiler, shelf and safe.

BEDROOM 1 (15'1" x 12'0")



Exposed board floor, radiator, light/fan, built-in unit of two wardrobes with drawers under, central dressing table with cupboard under.



Window to front with lovely views to Bromyard Downs.

BEDROOM 2 (12'9" x 11'4" max.) Fitted carpet, radiator and



window to front with lovely views to Bromyard Downs.

BEDROOM 3 (16'0" x 6'3") Radiator, two windows to side.

BATHROOM (9'0" x 5'11")



White suite of panelled bath with side mixer/shower taps, hand basin with shaver point over and WC. Exposed board floor, radiator/towel rail, half tiled walls, dado rail, extractor and window.

A door from the landing to

FIRST FLOOR HALL with uPVC frame door to the New Road pavement. Fitted carpet, radiator and window to rear garden.

N. B. This first floor door was once used to access an office which is now bedroom 3. Ideal for use as a granny flat access.

OUTSIDE

The property is approached by a shared vehicular right of way to a

PARKING SPACE

GARAGE (16'4" x 8'10")



of brick with felt roof, up and over door, concrete floor, shelves, light power, window and door to side.

TIMBER STORESHED on a concrete base with power.

A tarmac path, shared with No. 26, leads to a covered walkway and the front porch.

THE FRONT GARDEN



This is attractively laid out having a high natural stone wall one side and a trimmed fir hedge to the other side affording privacy. Paved path, corner raised border with natural stone wall, shrubs and corkscrew willow. Shaped lawn, borders with natural stone edging with a number of mature shrubs and a climbing rose.

A door from the tarmac path leads to a shared **COVERED WALKWAY** and the

REAR GARDEN



The conservatory door leads to a peaceful paved patio bounded by brick walls and the other door leads to three steps and raised side border, paved path and steps to the upper terrace of paving, bounded by a wrought iron fence and a natural stone wall.



The attractive area has a sunken pond, mature magnolia tree and shrubs, low stone wall with chipping areas and young fruit trees.



L-SHAPED TIMBER SHED/WORKSHOP



Divided into two areas, shelves, windows, two doors, power points and light.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003419

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.