



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Joining a private cul-de-sac road within close level walking distance of the town centre and all its amenities.

A Character Period Fully Modernised and Superbly Presented Two-Bedroom Terrace House with Double Glazing, Gas Fired Central Heating, Wood Burning Stove and South Facing Rear Courtyard.

**10 OLD DITCH CLOSE
BROMYARD
HR7 4DE**



Comprising

Porch, 24ft Open Plan Sitting Room/Kitchen, Landing/Bedroom/Office, Double Bedroom, Bathroom, South Facing Rear Courtyard. EPC – C

Offers in the region of £198,000

10 Old Ditch Close, BROMYARD HR7 4DE

10 OLD DITCH CLOSE joins a private cul-de-sac road in a peaceful position within close easy walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford service.

This character period terraced house is of white painted brick under a tiled roof, which was tastefully modernised in 2017/2018. The works included forming an enclosed entrance porch, removing part of a wall to form an open plan sitting room/kitchen, laying a high quality oak veneer floor on two inches of insulation, installing handmade oak framed window and stable door to the rear elevation, installing a Wham 2620 wood burning stove on a slate base, re-organising the first floor layout and installing three handmade oak south facing windows, three new quality interior doors, installing a gas fired central heating system from a combi-boiler to radiators with thermostats, laying nine inches of insulation in the loft. The present owners added secondary glazing to the front ground and first floor windows in 2025.

To the rear there is a south facing enclosed courtyard of stone style paving and to the front on street parking on the private road for residents only.

The accommodation, with approximate measurements, comprises:-

Stable door with glazed upper panels to

PORCH with quarry tile floor, half tiling to one wall, coat hooks, shelf and door to

OPEN PLAN SITTING ROOM/KITCHEN

SITTING ROOM (14'3" x 13'9" inc. stairs)



Inset oak veneer board floor, Wham 2620 circular thermostatically controlled wood burning stove with stainless steel flue on a slate semi-circular heath,



space under stairs, feature coloured leaded light to porch, two secondary glazed windows to front, two wall lights, upright radiator, wide opening to

KITCHEN (14'4" x 9'3" max meas)



Oak veneer board floor, pine unit with spaces for freezer, fridge and washing machine, inset 1.5 bowl ceramic sink, tiled splashback and secondary glazed window to front. Three wall lights, space for gas cooker with tiled splashback, handmade oak stable door with glazed upper panel to rear yard, door to walk-in

PANTRY with shelves.

Stairs form the sitting room to

OPEN PLAN LANDING/BEDROOM/OFFICE (14'3" x 8'6")



This feature light room has a radiator, two wall lights, secondary glazed window to front,



two oak framed windows to rear (S).

Pine doors with glazed upper panes to

DOUBLE BEDROOM (14'4" x 9'2")



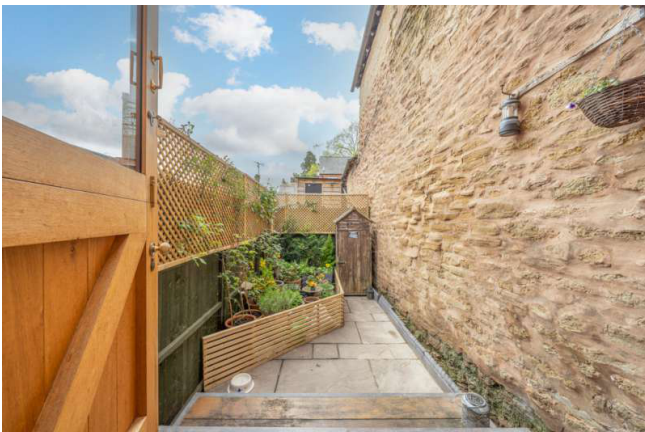
Radiator, two wall lights, secondary glazed window to front, oak framed window to rear (S), cupboard with Worcester combi-boiler, access to loft space.

BATHROOM



White suite of panelled bath, WC and hand basin with shaving light over. Half tiled walls under dado rail, radiator, window.

REAR COURTYARD



This is approached through the rear kitchen door. It is south facing being bounded by green painted board fences and a stone wall. Wide bespoke galvanised steel and solid oak steps with space under. Stone style paving.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003423

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.