



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated south facing position set back from the road and approached off a cul-de-sac. Within walking distance of the town centre and all its amenities.

A Two-Bedroom Semi-Detached House being the Ideal Subject for Repair, Modernisation and Extension, Subject to Planning. uPVC Frame Double Glazing, Mains Gas Central Heating, Parking Space and approximately 60 ft Enclosed Rear Garden.

**FIR TREE COTTAGE  
16 HEREFORD ROAD  
BROMYARD  
HR7 4ES**



*Comprising*

Hall, Sitting Room, Dining Room, Kitchen, Larder, Landing, Two Bedrooms, Bathroom. EPC – E

**Sale by Tender**

**Fir Tree Cottage, 16 Hereford Road, BROMYARD HR7 4ES**

**FIR TREE COTTAGE** is a brick built semi-detached cottage in need of repair, modernisation and extension, subject to planning. It has uPVC frame double glazed windows and external doors together with full mains gas fired central heating from a Worcester boiler to radiators with thermostats.

There is a stoned car parking space to the front and, approached by a side path, approximately 60 ft rear garden with potential.

The property is set back from Hereford Road and approached by a cul-de-sac lane. It is within walking distance of the town centre, and all its amenities, and the two schools.

The accommodation, with approximate measurements, comprises:-

Part glazed front door to

**HALL** with radiator, door to

**SITTING ROOM** (11'11" x 10'0")



Fireplace in chimney breast with tiled hearth, radiator, window to front (S) and door to

**DINING ROOM** (11'11" x 10'0")



Mantelpiece, radiator, window to rear, door to

**WALK-IN CUPBOARD** with Worcester gas fired boiler.



## **KITCHEN (9'7" x 8'1")**



Base and wall cupboard with inset stainless steel sink, radiator, windows to rear garden and side path, glazed door to side path, door to

**WALK-IN LARDER** with window.

Stairs with handrail from the hall to

**LANDING** Access to loft space and doors to

**BEDROOM 1** (13'3" x 9'8") Exposed pine board floor, radiator, two windows to the front (S).

**BEDROOM 2** (10'4" x 8'8") Exposed pine board floor, radiator, window to rear garden.

**BATHROOM** Suite of panelled bath, hand basin and WC. Exposed pine board floor, radiator and window.

## **OUTSIDE**



From the cul-de-sac road there is a **CAR PARKING SPACE**.

## **FRONT GARDEN**

Low block wall and opening to a brick path, small garden area and the front door.

A side path with fruit hedge to one side leads to the

## REAR GARDEN



This is approximately 60 ft with a lap fence in concrete uprights to one side and panel fences to the other two sides. It is in need of clearance and landscaping. Aluminium frame greenhouse.

## TENURE

The property is freehold.

## PLAN

This is attached and shows the house and gardens coloured red and the parking area coloured green.

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

## COUNCIL TAX BAND - B

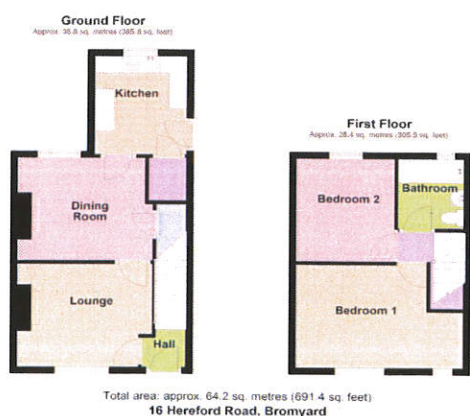
## DIRECTIONS

From the town centre, take the A44 Leominster road, turning onto the A465 Hereford road. After a short distance, turn right into the cul-de-sac lane and the property is on the right.

## METHOD OF SALE

Informal Tender – Tenders to be made in writing on the form attached to these particulars, fully completed and delivered to the agent's office in a sealed envelope marked 'Tender – 16 Hereford Road' by 12 noon on Wednesday 25th June 2025.

**VIEWING** Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003432

## 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.





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**27 HIGH STREET, BROMYARD,  
HEREFORDSHIRE HR7 4AA**

**TEL: 01885 482171**

### **FORM OF TENDER**

To be completed, signed and returned to Barry Bufton Estate Agents, 27 High Street, Bromyard, Herefordshire, HR7 4AA by 12 noon on Wednesday 25<sup>th</sup> June 2025 in a sealed envelope marked "Tender – Fir Tree Cottage, 16 Hereford Road".

**FIR TREE COTTAGE  
16 HEREFORD ROAD  
BROMYARD  
HR7 4ES**

(Block capitals please)

I/We.....

Of.....

.....

.....

Tel No.....

Email.....

Hereby offer the sum of (in words).....

.....

(£.....) for the above property.

1.) My/our offer is cash with no related sale.

2.) My/our offer is subject to a mortgage with no related sale

3.) My/our offer is subject to the sale of our present property - if so, is it

a.) On the market?

b.) Offer accepted?

c.) Contracts exchanged?

*(please delete as appropriate)*

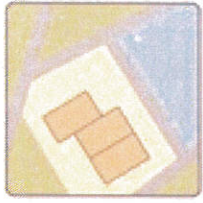
4.) Other information.....

.....

Signed.....

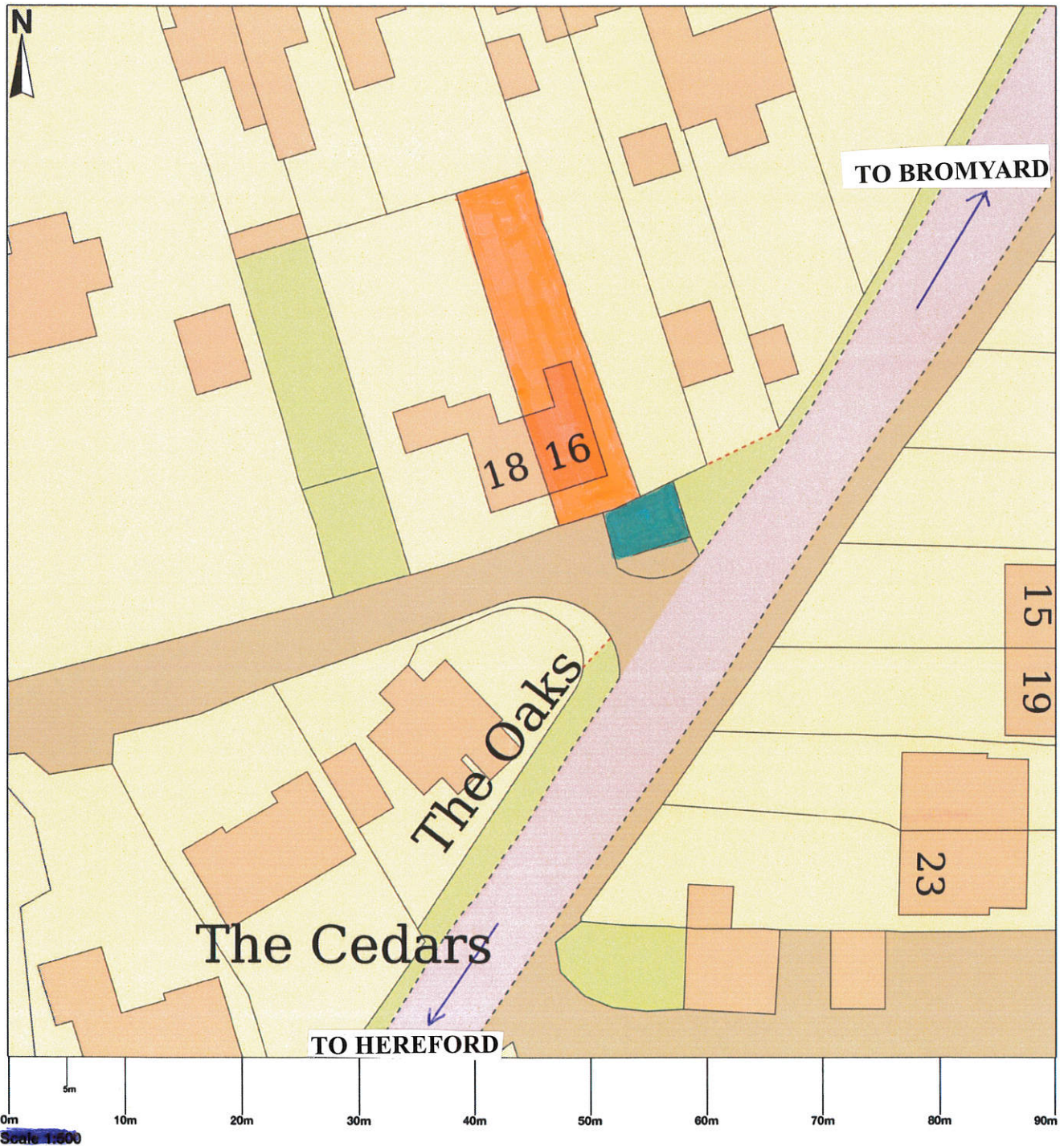
Date.....





**UK  
Planning  
Maps**

**16 Hereford Road, Bromyard, HR7 4ES**



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**FOR IDENTIFICATION  
PURPOSES ONLY –  
NOT TO SCALE**