



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated south facing position overlooking a designated garden area and view through to the Frome Valley. Within a popular estate on the edge of town.

A Two-Bedroom Mid-Terrace House with Double Glazing, Mains Gas Central Heating and Fitted Kitchen. Being the Ideal Subject for Further Improvement.

**23 ASH CRESCENT  
BROMYARD  
HR7 4QG**



*Comprising*

Porch, Store, Hall, 16' Lounge, Fitted Kitchen, Landing, Two Bedrooms, Bathroom, Designated Car Parking Space, Rear Garden with Access to a Service Path. EPC – C

**Guide price: £165,000**

## **23 Ash Crescent, BROMYARD HR7 4QG**

**23 ASH CRESCENT** is in an elevated south facing position on a popular residential estate about half a mile from the town centre and all its amenities.



It overlooks an attractive designated amenity area and has views through to the Frome Valley.

This mid-terrace house has double glazing in wooden frames, mains gas central heating to radiators with thermostats, a fitted kitchen and rear garden with patio and door to a service path.

This house is the ideal subject for improvement and is very realistically priced therefore an early viewing is essential.

The accommodation, with approximate measurements, comprises:-

**CANTILEVER PORCH** with enclosed

**STORE** to one side. Part glazed front door to

**HALL** with radiator.

**LOUNGE** (16'6" max. x 11'7")



Radiator, fitted carpet, central heating thermostat and



sliding patio door to the rear garden.

Arch from the hall to

**KITCHEN** (9'0" x 5'7")



Range of base and wall units of cupboards and drawers, integral NEFF electric oven, space and plumbing for automatic washing machine, space for fridge, work surface with tiled splashback, inset 1.5 bowl sink and mixer tap, inset four-ring gas hob and NEFF extractor over.



Window to front with view through to Frome Valley and Malvern Hills.

Carpeted stairs from hall to

**LANDING** with fitted carpet and access to loft space.

### **BEDROOM 1 (11'7" x 9'1")**



Radiator, fitted carpet, double doors to built-in wardrobe of hanging rail and shelf, window to rear garden.

### **BEDROOM 2 (9'6" x 6'11")**



Radiator, fitted carpet, cupboard housing wall mounted Worcester gas fired combi-boiler, window with panoramic views to Frome Valley and Malvern Hills. Door to built-in

**AIRING CUPBOARD** with shelves and radiator.

### **BATHROOM**



Suite of panelled bath with tiling over, electric shower, rail and curtain, WC, hand basin with tiling over, shaving light and mirror. Radiator and extractor fan.

### **THE GARDEN**

To the front paved steps and a path alongside the attractive garden of lawn.





The rear garden is bounded by lap fences for privacy. Paved patio and an area with potential, formerly a lawn, but now in need of attention. To the rear there is a gate to a service path leading back round to Ash Crescent.

## SERVICES

Mains electricity, gas, water and drainage.

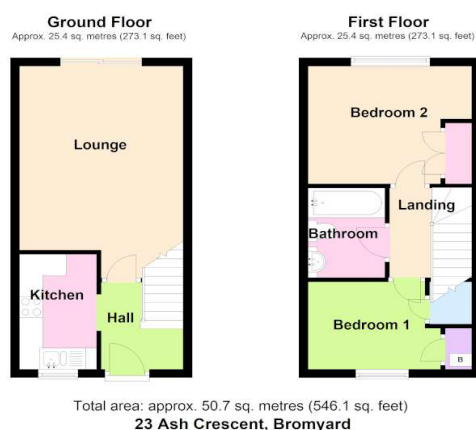
## COUNCIL TAX BAND - B

## DIRECTIONS

From the town centre take the A44 Leominster road turning left on to the A465 Hereford road. After about 350 yards turn left into Chestnut Way, right at the T-junction and first left into Ash Crescent.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003443

## 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.