



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Set in a cul-de-sac within close level walking distance of the town centre and all its amenities.

A Period Deceptively Spacious Superbly Presented Mid-Terrace Stone Cottage with Exposed Timbers, Mains Gas Central Heating, uPVC Double Glazed Windows, Fitted Kitchen, Oak Board or Carpet Floors, Garden Room and Attractive Courtyard Garden Bounded by Stone Walls.

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



Comprising

Porch, Hall, Sitting Room, 16' Lounge/Dining Room, Kitchen, Landing, Two Double Bedrooms, Bathroom, Garden Room, Private Garden, Two Car Parking Spaces. EPC - E

Offers in the region of £275,000

11 Old Ditch Close, BROMYARD HR7 4DE

11 OLD DITCH CLOSE is in a cul-de-sac off Little Hereford Street within easy level walking distance of the town centre, all its amenities, and the bus stop for the regular service to Hereford and Worcester. This period stone town cottage is superbly presented having deceptively spacious accommodation, a garden room and an attractive courtyard style garden with high stone walls on two sides. It has exposed timbers, nearly new hardwood front, rear and kitchen doors, pine interior doors, oak board, tiled or carpeted floors, sash windows to front, uPVC frame double glazed windows, mains gas fired central heating to radiators and fitted kitchen.

There are two car parking spaces nearby.

The accommodation, with approximate measurements, comprises:-

CANTILEVER PORCH and oak front door with double glazed upper panels to

SPACIOUS RECEPTION HALL/PASSAGE



with oak style board floor,



radiator and exposed timber.

SITTING ROOM (13'9" x 10'3")



Brick surround fireplace with stone hearth housing a mains gas living flame coal effect fire.



Oak style board floor, radiator, feature built-in pine fronted full height corner cupboard, exposed ceiling timbers and black uPVC frame double glazed window to front.

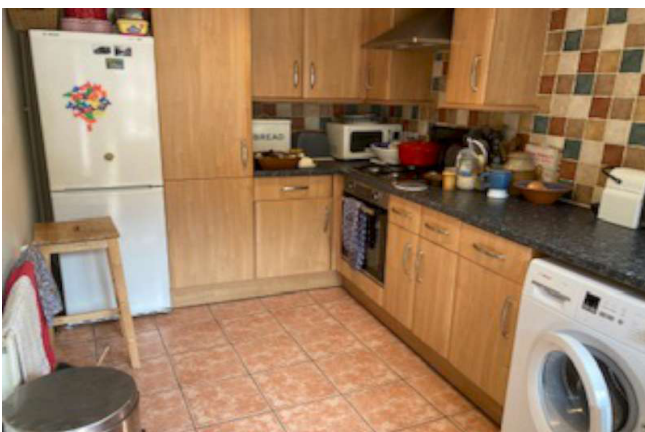
LOUNGE/DINING ROOM (16'7" x 13'4")



A feature room with exposed ceiling and upright timbers. Brick fireplace with stone hearth and heavy timber mantelpiece, two insets with shelves, oak style board floor, radiator, two uPVC frame double glazed windows (one with wide sill) facing the attractive garden. Door to

WALK-IN CUPBOARD under stairs with shelves and radiator.

KITCHEN (13'7" x 7'3")



Base and wall units of cupboards and drawers with maple style fronts, integral electric cooker, space and plumbing for washing machine, work surface with coloured tile splashback, inset stainless steel sink with mixer tap, inset four-ring gas hob with chimney style extractor over, concealed lighting.



Ceramic tile floor, radiator, inset ceiling lights, window (not double glazed) and hardwood stable door to the garden.

Stairs from the hall to

LANDING Fitted carpet.

BEDROOM 1 (12'10" x 11'8" max. measures)



Fitted carpet, radiator, exposed ceiling timbers, pine double doors to built-in wardrobe of hanging rail and shelves, uPVC frame double glazed window to rear garden.

BEDROOM 2 (14'0" x 10'3")



Fitted carpet, radiator, black uPVC frame double glazed window to front.

BATHROOM



Suite of raised panelled bath set into an alcove with glazed screen, tiling and shower over, WC, hand basin with tiling, mirror and shaving light over.



Tile style vinyl floor, radiator, extractor and uPVC frame double glazed window.

From the hall, a hardwood door with double glazed light and side panel leads to the rear garden and a path to the

ADJOINING GARDEN ROOM (11'11" x 9'0")



with glazed double doors and uPVC frame double glazed window facing the attractive garden. Paved floor, exposed stone walls, power point, plumbing for washing machine.

GARDEN STORE/WORKSHOP

THE FEATURE COURTYARD STYLE GARDEN



This is a particular feature of the property bounded on two sides by high natural stone walls. It is south facing and attractively laid out.



Concrete, brick and paved paths, lawn, raised borders, low brick retaining wall and opening to a paved sitting area surrounded by borders of numerous shrubs,



a path with wide borders of mature shrubs and climbers.

TWO CAR PARKING SPACES

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003452

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.