



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position joining a brick paved cul-de-sac on a popular residential estate with views over to open fields and the Malvern Hills. About half a mile from the town centre.

A Superbly Presented Two-Bedroom Mid-Terrace House which has been newly re-painted throughout, uPVC Frame Double Glazing, New Front Door, Mains Gas Central Heating and New Fitted Carpets to Principal Rooms.

**31 ASH CRESCENT
BROMYARD
HR7 4QG**



Comprising

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

Offers in the region of £185,000

31 Ash Crescent, BROMYARD HR7 4QG

31 ASH CRESCENT is in an elevated south facing position with views over roofs to open fields and the Malvern Hills. It joins a short brick paved cul-de-sac road and is part of a popular residential estate about half a mile from the town centre and all its amenities.

This superbly presented house has mains gas central heating from a combi-boiler to radiators with thermostats, uPVC frame double glazed windows, sliding patio door and fitted kitchen. It has just been improved by the present owners to include re-painting throughout, new fitted carpets in the lounge, stairs, landing and both bedrooms. New vinyl floor in bathroom, new uPVC front door with leaded light upper panels, new uPVC guttering and soffits.

Outside there are attractive gardens with the rear being enclosed by lap fences with a gate to a service path. A short walk from the front, there is a tarmac designated car parking space with a triangular garden area to the side with a young oak. Only a viewing will allow appreciation of this property.

The accommodation, with approximate measurements, comprises:-

The property is approached from the cul-de-sac road by a paved path leading to a

CANTILEVER PORCH with door to one side to a

STORE ROOM with shelf and power points making it ideal for tumble drier or upright freezer.

New uPVC frame front door with two leaded lights to

HALL with ceramic tile floor, radiator, low door to carpeted cupboard under stairs, wide opening to

KITCHEN (8'11" x 5'7")



Range of base and wall units with light wood fronts of cupboards and drawers, integral electric oven, space for fridge/freezer, space and plumbing for washing machine, work surface with tiled splashback, inset 1.5 bowl sink with mixer tap, inset four-ring gas hob with extractor over. Ceramic tile floor, strip light and south facing window. Door from the hall to

LOUNGE (16'5" x 11'7" max. meas.)



New fitted carpet, radiator, central heating thermostat, uPVC frame double glazed sliding patio doors to the rear garden.

From the hall, newly fitted carpeted stairs to

LANDING New fitted carpet, access to part boarded loft space, doors to

BEDROOM 1 (11'7" x 9'1" including wardrobes)



New fitted carpet, radiator, two double doors on piano hinges to built-in wardrobe of hanging rail, shelf and new carpet, wide window to the rear garden.

BEDROOM 2 (9'6" x 6'11" max. meas.)



New fitted carpet, radiator, door to airing cupboard with radiator, slatted shelves and new carpet, door to boiler cupboard with Worcester gas fired combi-boiler.



South facing window with view over roofs to open fields and the Malvern Hills.

BATHROOM



Suite of panelled bath with tiling, folding glazed screen and Triton Belize electric shower, hand basin with tiled splashback and shaving light over, WC. New board style vinyl floor, ladder style towel rail/radiator, extractor.

THE FRONT GARDEN

Each side of the paved path are lawn areas and a border with shrubs. Outside light.

THE REAR GARDEN



This is enclosed by board fences for privacy having a gate at the end to a shared path way.



It is attractively laid out with a paved and concrete patio, brick wall to one side and a quarter moon raised fish pond.

A low retaining wall with border and steps leads to a lawn bounded by borders, shrubs and a timber garden shed.

CAR PARKING SPACE AND GARDEN AREA



A short walk from the front door (22 yards), there is a tarmac designated car parking space.

To the side, there is a triangular garden area with wood chippings, a young oak tree backed by a laurel hedge.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre, turn right on to the A44 Leominster road. Turn left on to the A465 road signed 'Hereford'. After about 400 yards, turn left into Ashfield Way. At the T-junction, turn right then first left into Ash Crescent and right into the cul-de-sac. The property is on the left-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003464

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.