



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Near the end of a no through road with views to open fields being within a residential estate built about five years ago on the edge of Bromyard.

A Spacious Superbly Presented Two-Bedroom Semi-Detached House, uPVC Frame Double Glazing, Mains Gas Central Heating, Fitted Kitchen with Appliances, Floor Tiles, Board or Carpets.

**19 PORTHOUSE RISE  
BROMYARD  
HR7 4FS**



*Comprising*

Cantilever Porch, Hall, Dining Kitchen, Inner Passage, Lounge with Wood Burner, Cloakroom, Landing, Two Bedrooms, Bathroom, Parking Space for Two Cars. Attractive Enclosed Rear Garden with Feature Covered Sitting Area. EPC – B

**Guide price: £215,000**

**NEW PRICE**

## 19 Porthouse Rise, BROMYARD HR7 4FS

### 19 PORTHOUSE RISE



is on the edge of a residential development towards the end of a no through road with views to open fields. It is within walking distance of the town centre and all its amenities. The property was built in 2018 and carries a 10-year NHBC guarantee. The present owner is the original buyer.

The house has full gas fired central heating from a combi-boiler to radiators with thermostats, uPVC frame double glazed windows, front door and French doors, wood burning stove in the lounge, fitted kitchen with appliances. Tiled or board flooring on ground floor and bathroom.

In May this year new carpets were laid on the stairs, landing and the two bedrooms. The walls and woodwork on the landing, bedroom 2 and the bathroom have been repainted recently.

Outside there is a tarmac parking space for two cars, attractive front garden, enclosed private rear garden of patio, lawn, shed and a feature covered sitting area.

The accommodation, with approximate measurements, comprises:-

**CANTILEVER PORCH** to front door and

**HALL** with ceramic tile floor to

**KITCHEN** (12'0" x 9'10" max. meas.)



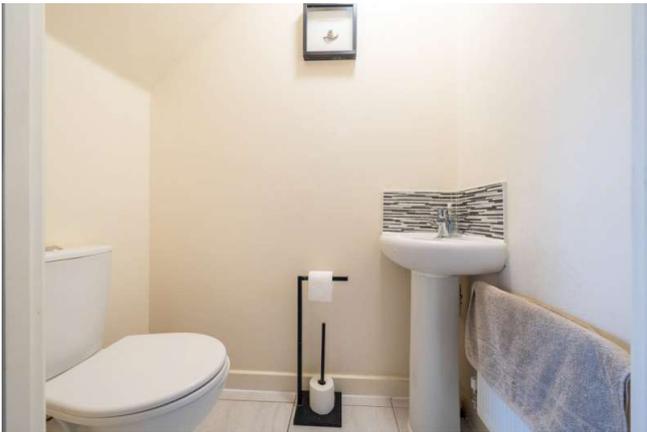
Range of base and wall units with gloss grey fronts of cupboards and drawers, integral electric oven, space and plumbing for washing machine, space for fridge freezer, work surface with matching splashback, inset 1.5 bowl stainless steel sink with mixer tap, inset four-ring hob with stainless steel splashback and pull out hood with extractor over. Ceramic tile floor, radiator, window to front and short passage with doors to

**LOUNGE** (13'1" x 11'10" max. meas.)



Black stone plinth with wood burning stove, oak style board floor, radiator, shelves, panelling to one wall, French doors to the covered patio and water feature.

**CLOAKROOM**



with white suite of WC and corner hand basin with tiled splashback. Ceramic tile floor, radiator and extractor.

Nearly new carpeted stairs with handrail from the hall to

**LANDING** with nearly new carpet, radiator, access to insulated loft space.

**BEDROOM 1** (13'0" x 8'9" max. meas.)



Nearly new fitted carpet, radiator,



wide window with view to rear garden and the open fields beyond.

## **BEDROOM 2 (13'0" x 8'3" max. meas.)**

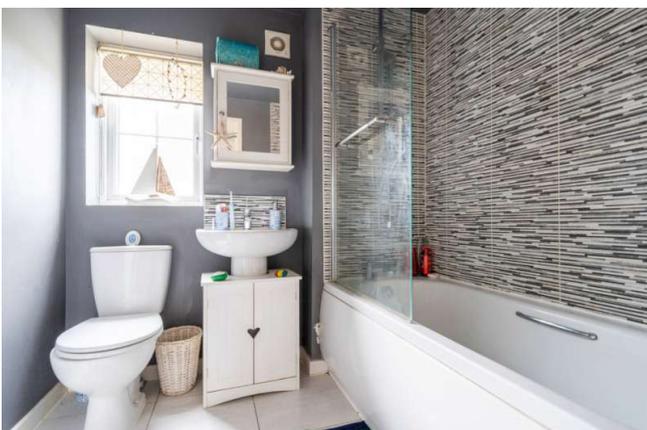


Nearly new fitted carpet, radiator, door to built-in wardrobe with hanging rail,



window to front with views through to open fields.

## **BATHROOM**



White suite of panelled bath with tiling, glazed screen and shower over, hand basin on a vanity unit, WC. Ceramic tile floor, radiator, extractor and window.

## **OUTSIDE**

Opening from the no through road to

**TWO CAR PARKING SPACES** with paved path, board fence and gate to rear garden.

### **THE FRONT**

This is attractively laid out with paved path to the front door, shaped lawn with borders of shrubs and central ornamental tree.

### **THE REAR GARDEN**



This is attractively laid out, mature and bounded by board fences and a hedge for privacy.



Full width paved patio which is partly covered by a timber frame, with corrugated roof, building. This also includes a feature covered sitting area with board fencing to one side, timber railings and backed by large mature shrubs.

The open part of the patio has a rail fence and brick built barbecue. Beyond the fence a board path leads to the timber **GARDEN SHED**, shaped lawn and borders of shrubs with board fences each side backed by a high hedge.

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

**COUNCIL TAX BAND - B**

### **DIRECTIONS**

From the town centre turn left in front of the community centre and first right into Tenbury Road. On the edge of town turn right into Porthouse Rise, turn left at the T-junction and follow on to nearly the end of the road.

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

**Ref.** BB003377

### **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.