



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Within a popular attractive courtyard setting which is in close level walking distance of the town centre, all its amenities, and the bus stop for the Hereford and Worcester service.

A Deceptive Spacious Three-Bedroom Mid-Terrace House with Mains Gas Central Heating, Double Glazing and Conservatory.

**3 THE TANYARD  
BROMYARD  
HR7 4FD**



*Comprising*

Reception Hall, 17' Lounge, Conservatory, Dining Kitchen, Cloakroom, Landing, Master Bedroom En-Suite, Two Further Bedrooms, Bathroom, Enclosed Rear Garden, Designated Car Parking Space. EPC – pending.

**Offers in the region of £249,000**

### 3 The Tanyard, BROMYARD HR7 4FD

#### 3 THE TANYARD



is in a popular attractive courtyard approached by its own private pedestrian and vehicular entrance off Pump Street. It is within close level walking distance of the town centre, all its amenities, the doctors' surgery and the bus stop for the Hereford/Worcester service.

The house, which was built in 2006, has an attractive frontage, double glazing, full central heating from a gas fired boiler to radiators with thermostats, conservatory, fitted kitchen with appliances, fitted carpets and master bedroom en-suite with built-in units. To the front there is a paved sitting area and to the rear an enclosed private garden. Designated car parking space close by.

The accommodation, with approximate measurements, comprises:-

**CANOPY PORCH** to the front door and

**RECEPTION HALL** with board style laminate floor, radiator, central heating thermostat, cornice and doors to

**LOUNGE** (16'11" x 13'3" into stairs)



Two radiators, cornice, three wall lights and two ceiling lights, space under stairs, window and



French doors to

**CONSERVATORY** (8'10" x 6'6") of uPVC frame with double glazing, box profile roof and French doors to rear garden.

**DINING KITCHEN** (14'8" x 7'11")



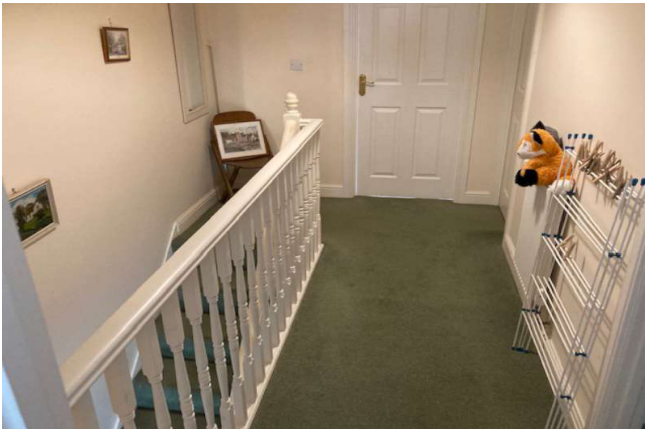
L-shaped range units with cream fronts of cupboards and doors, integral electric cooker, integral fridge and freezer, spaces for washing machine and dishwasher, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and swan neck mixer tap, inset four-ring gas hob with stainless steel extractor over. Ceramic tile floor, six inset ceiling lights, Worcester gas fire boiler in one cupboard, window to front.

**CLOAKROOM** WC, hand basin with shelves, splashback, mirror over, radiator, wall shelves and window.

**WALK-IN CUPBOARD** with shelves.

Stairs, with fitted carpet, to spacious

**LANDING**



Fitted carpet, radiator, cornice and access to loft space which is insulated.

**BEDROOM 1 EN-SUITE** (13'6" x 9'9")



Fitted bedroom units of shelving unit with double doors, wardrobes each side of the opening for a double bed. Fitted carpet, radiator and window to front.

**EN-SUITE** Hand basin with tiled splashback, WC and folding glazed doors to a tiled shower. Vinyl floor, shelf, two inset ceiling lights and extractor.



## **BEDROOM 2 (11'10" x 9'1")**



Two sets of double doors to built-in wardrobes of hanging rail and shelves, fitted carpet, radiator, wall light and window to rear.

## **BEDROOM 3 (7'5" x 7'4") Fitted carpet, radiator, shelves and window.**

## **BATHROOM**



White suite of panelled bath with glazed screen, tiling and shower over, hand basin and WC. Vinyl floor, part tiling to one wall with tiled shelf over, large ladder style towel rail/radiator, inset ceiling light, extractor and window.

## **THE FRONT**

This is approached off the brick paved pavement to a stone style paved frontage with border.

## **THE REAR GARDEN**



This is enclosed by board fences on two sides and backed by a wall with lap fence over. Paved path, chipping area with trees and shrubs including an apple tree.

## **DESIGNATED CAR PARKING SPACE**

This is in close proximity to the house.

## **MAINTENANCE CHARGE**

The communal areas of The Tanyard are administered by a management company of which each house owner is a member. The present charge is £24 per month.



**SERVICES**

Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - C****VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003449

**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.