



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated end position on short cul-de-sac with views from the front to open countryside.
Within walking distance of the town centre, all its amenities, and the two schools.

A Superbly Presented End of Terrace Three-Bedroom House with uPVC Frame Double Glazing,
Mains Gas Fired Central Heating and Fitted Kitchen.

**NO. 1 DOWNS VIEW
55 NEW ROAD
BROMYARD
HR7 4AL**



Comprising

Hall, Lounge, Dining Kitchen, Landing, Sitting Room/Bedroom 2, Bedroom 3, Bathroom, Second Floor of Master Bedroom En-Suite, Two Parking Spaces to Front, Attractive Private Rear Garden.

EPC - C

Offers in the region of £265,000

No. 1 Downs View, 55 New Road, BROMYARD HR7 4AL

NO. 1 DOWNS VIEW, 55 NEW ROAD is in a quiet elevated position with views from the front upper windows to open countryside and Bromyard Downs. It is approached off New Road by a shared tarmac drive leading to the two car parking spaces and front door.

This end of terrace modern three-bedroom house is superbly presented and has uPVC frame double glazing which was new in 2025 and carries the remainder of a ten-year guarantee. Full mains gas central heating from a Worcester combi-boiler to radiators with thermostats, fitted kitchen with appliances, fitted carpets or vinyl floor coverings, cloakroom on ground floor, bathroom and shower room on first and second floors.

The rear garden is a particular feature being bounded by board fences and a curved brick wall for privacy. It has a patio area, garden store, lawns and borders.

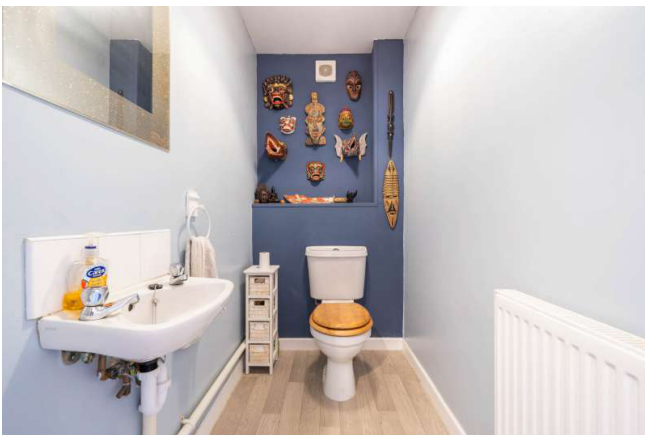
The accommodation, with approximate measurements, comprises:-

CANTILEVER PORCH and part glazed front door to

RECEPTION HALL



Fitted carpet, radiator, central heating thermostat and door to



cloaks cupboard under stairs.

LOUNGE (14'8" x 8'11" max. meas.) Board style vinyl floor, radiator and window to front.

DINING KITCHEN (14'0" x 11'0" max.)



U-shaped range of base and wall units with light wood fronts of cupboards and drawers, integral electric oven, integral dishwasher, spaces for washing machine and tumble drier, granite style work surfaces with tiled splashbacks, inset 1.5 bowl stainless steel sink and swan neck mixer tap, inset four-ring halogen hob with pull-out hood and extractor over.



Board style flooring, wall mounted Worcester gas-fired boiler, radiator, extractor, six inset ceiling lights, window to rear and from the dining area French doors to the rear patio.

Stairs from the hall with fitted carpet to

LANDING with fitted carpet and doors to

BEDROOM 2/SITTING ROOM (14'0" x 11'7")



Fitted carpet, radiator, two windows with views to open fields and Bromyard Downs. N. B. The present owners use this room as their sitting room which frees up the lounge to be a bedroom or home office.

BEDROOM 3 (14'0" x 10'7")



Fitted carpet, radiator and two windows looking over the rear garden.

BATHROOM



White suite of P-shaped panelled bath with tiling, glazed screen and Mira Zest shower over, hand basin with vanity unit below, WC. Vinyl floor, half tiling to one wall with tiled shelf, ladder style towel rail/radiator, extractor.

From the landing, stairs with fitted carpet to

SECOND FLOOR LANDING and door to

MASTER BEDROOM EN-SUITE



The interestingly shaped bedroom (10'8" x 10'7" plus recess) has fitted carpet, radiator in a cover,



dormer window with excellent views to open fields and Bromyard Downs. Door to

EN-SUITE



White suite of hand basin with vanity unit below, WC, folding glazed door to built-in tiled shower with Mira Zest unit. Tile style vinyl floor, ladder style towel rail/radiator, coat hooks, window and door to built-in cupboard with hanging rail and shelf.

FRONT

TWO TARMAC CAR PARKING SPACES

REAR GARDEN



This is bounded by lap fences, some in concrete uprights, and a character curved brick wall all affording privacy.



Next to the house, there is a full width paved patio with water tap and double uPVC doors to a garden store.



Steps with wrought iron handrails and brick retaining wall to the upper garden area of lawns, paved sitting area, paved path and raised borders along the base of the feature curved wall.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre, turn into Pump Street, at the crossroads turn right onto New Road. Take the second left turn, keeping to the right side tarmac road which leads to the property.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003514

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.