



## 75 Porthouse Rise, Bromyard, HR7 4FS Offers Over £235,000

Nestled in a desirable location, this delightful three-bedroom semi-detached property offers the perfect blend of rural charm and town convenience. Situated on the outskirts of Bromyard, it boasts stunning views of the picturesque Bromyard Downs. The property features a private driveway for 2 cars and a spacious garden, perfect for relaxation or entertainment.

This home has easy access to beautiful countryside walks and located only a short walk from Bromyard town centre. here you'll find an array of local amenities, excellent schools, and all the necessities for modern life. Whether you're a family or commuter, this charming property ticks all the boxes.

### **Entrance Hall**

Vinyl flooring, pendent ceiling light.

### **Kitchen**

Vinyl flooring, range of eye level and ground level units, single oven, wash hand basin, gas hobs, pendent ceiling lights, smoke detector, double glazed window to front aspect, built-in storage, space for: washing machine and fridge freezer.

### **Living Room**

Wood laminate flooring, pendent ceiling light, double panelled radiator, french doors to garden.

### **WC**

WC, single panelled radiators, double glazed window to side aspect, wash hand basin, pendent ceiling light.

### **First Floor Landing**

Carpet, pendent ceiling light, smoke detector, single panelled radiator, attic access.

### **Bedroom One**

Carpet, pendent ceiling light, double glazed window to front aspect, single panelled radiator, storage.

### **En-Suite**

Vinyl flooring, walk-in shower, WC, wash hand basin, single panelled radiator, double glazed window to front aspect, pendent ceiling light.

### **Bedroom Two**

Carpet, pendent ceiling light, double glazed window to Rear aspect, single panelled radiator.

### **Bedroom Three**

Carpet, pendent ceiling light, double glazed window to rear aspect, single panelled radiator.

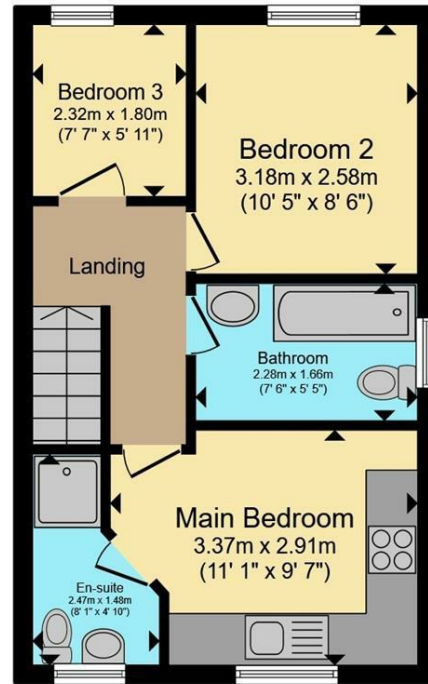
### **Bathroom**

Vinyl flooring, WC, bath, wash hand basin, double glazed window to side aspect.

## Floor Plan



**Ground Floor**

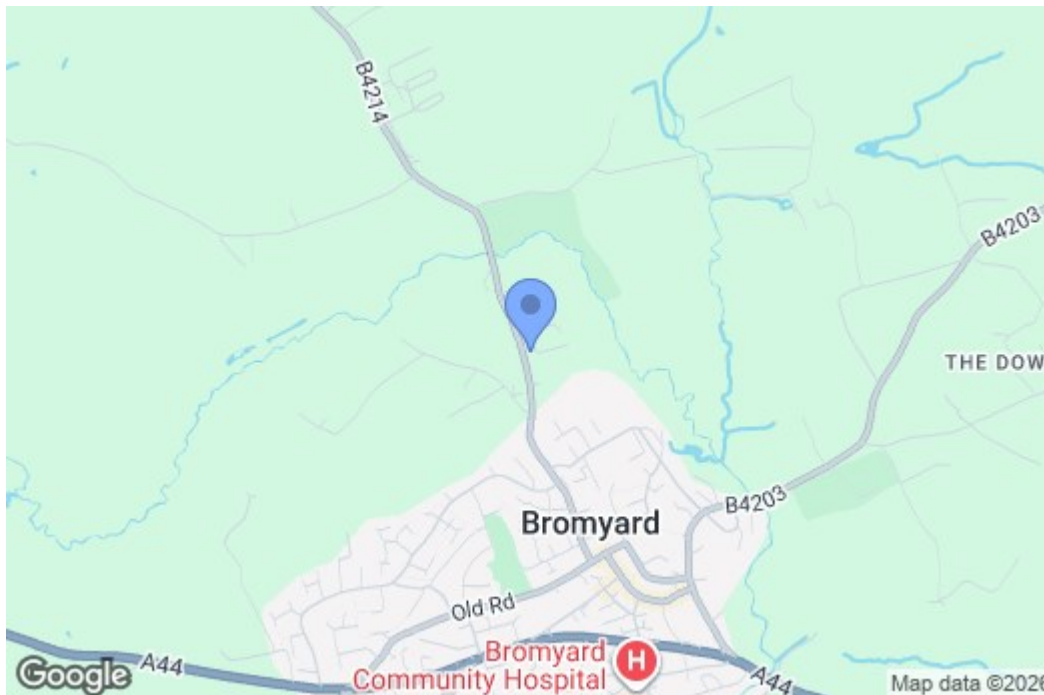


**First Floor**

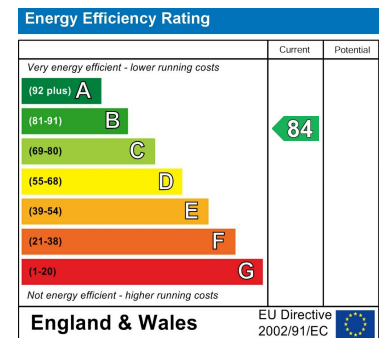
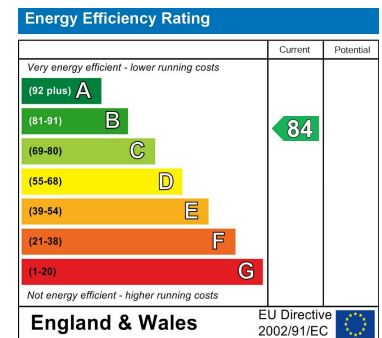
Total floor area 66.4 m<sup>2</sup> (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## Area Map



## Energy Efficiency Graph



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