



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Set above Broad Street in the centre of town close to all Bromyard's amenities and the bus stop for the regular Hereford/Worcester service.

A Spacious Character Two-Bedroom Apartment on the First and Second Floors of a Grade II Listed Period Building with Mains Gas Fired Central Heating, Sash Windows and Part Secondary Glazing. Rear Yard and an Attractive South Facing Garden.

**10A BROAD STREET
BROMYARD
HR7 4BT**



Comprising

Shared Hall and Passage to a Storeroom and Stairs to Entrance Door. Dining Kitchen, 15' Lounge, Master Bedroom, Bathroom, Stairs to Bedroom 2. Rear Courtyard and Path to Attractive Enclosed Garden.

Offers in the region of £137,500 Leasehold

10A Broad Street, BROMYARD HR7 4BT

This spacious leasehold apartment is on the first and second floors of a Grade II Listed building facing Broad Street on one side and to the south on the other side. It is close to the town centre, all its amenities, and the bus stop for the regular Hereford/Worcester service.

The apartment has spacious accommodation together with mains gas fired central heating from a nearly new combi-boiler, some exposed wall and ceiling timbers and in the lounge an ornate moulded fireplace surround with over mantle and wood burning stove. The front sash windows have been recently repaired and painted, some electrical rewiring with new smart meter, new window in bathroom and new loft insulation.

Outside there is a yard and path to an attractive south facing private garden.

The accommodation, with approximate measurements, comprises:-

SHARED HALL with lockable door to walk-in storeroom, stairs and entrance door to

DINING KITCHEN (14'11"x 14'7" max. meas.)



Range of base units of cupboards, drawers and shelves, integral electric cooker, spaces for dishwasher and fridge, granite work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset 4-ring gas hob, plate shelf. Exposed wall and ceiling timbers, high window to south, French doors to

SMALL BALCONY with open sides and sloping roof.



View through to open fields.

INNER HALL

LOUNGE (15'0" x 12'1")



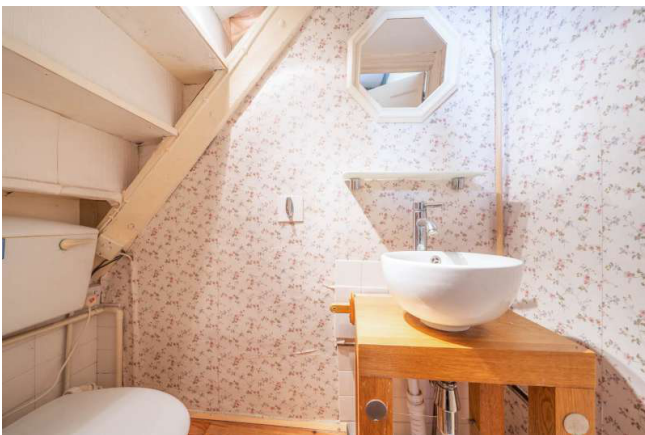
Ornate moulded timber fire surround with matching over mantle, brick inset and tiled hearth housing a wood burning stove. To side of chimney breast is a base unit and two shelves over.



Two radiators, cornice, white painted timbers, two sash windows to Broad Street with secondary glazing.

BEDROOM 1 EN-SUITE (12'7" x 12'3") Radiator, cornice, sash window to front with secondary glazing. Three sliding doors to built-in wardrobe of hanging rail and shelf. Door to

EN-SUITE



of WC with new macerator and hand basin set on a timber plinth with mixer tap over.

Stairs from the inner hall to door and

BEDROOM 2 (12'3" x 12'0") Radiator, sash window to front, double doors to built-in wardrobe of hanging rail and shelves.

A doorway from the kitchen to steps with

STORE AREAS each side and the gas fired boiler.

Door to

SPACIOUS BATHROOM (10'8" x 8'1")



White suite of panelled bath with tiling, glazed screen and shower over, hand basin set into a vanity unit with louvered doors, WC. Exposed pine board floor, radiator, shelves, window, inset housing the washing machine. Exposed timbers, window and double doors to

LARGE WALK-IN AIRING CUPBOARD with shelving.

OUTSIDE

A door from the passage leads to an enclosed yard of flagstones with concrete path to the

SOUTH FACING ATTRACTIVE GARDEN



This is bounded by brick and stone walls and timber fences for privacy. It is south facing and comprises path, paved patio, natural stone curved wall, border and shaped lawn.

SERVICES

Mains electricity, gas, water and drainage.

TENURE

The apartment is held on 99-year lease from 13th February 1978 at a ground rent of £1. There are no other payments to the freeholder.

COUNCIL TAX BAND - B

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003502

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.