



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position on the edge of Bromyard within walking distance of the town centre, all its amenities, and the two schools. Approx. 13 miles Hereford, 15 Worcester.

An Extended Spacious Three-Bedroom Semi-Detached House with Mains Gas Fired Central Heating, uPVC Frame Double Glazing, 18' Kitchen and Conservatory Room. Ideal for Further Improvement.

**3 HEREFORD ROAD
BROMYARD
HR7 4ES**



Comprising

Enclosed Porch, Reception Hall with Pattern Tiling, Lounge, Breakfast Kitchen, Dining Room, Conservatory Room, Cloakroom, Landing, Three Bedrooms with Built-In Wardrobes, Bathroom, Brick Paved Car Parking Area, Enclosed Rear Garden. EPC – pending.

Offers in the region of £290,000

3 Hereford Road, BROMYARD HR7 4ES

3 HEREFORD ROAD is in an elevated position set well back from the road on the edge of Bromyard. It is within walking distance of the town centre with all its amenities, the two schools, bus stop and shop at Flaggoners Green.

This extended semi-detached house affords the chance to make improvements to provide a spacious character period property. It has uPVC frame double glazed windows, external doors and porch, full mains gas central heating from a combi-boiler to radiators with thermostats, large breakfast kitchen and a conservatory room.

Outside there is a brick paved drive to a matching full width car parking area, borders of shrubs and side path. The rear garden is enclosed by board fencing and has a paved patio, feature pond, garden shed and greenhouse.

The accommodation, with approximate measurements, comprises:-

Part glazed door to

ENCLOSED PORCH of uPVC frame double glazed windows on low brick walls with slate roof. Ceramic tile floor and part glazed front door to

SPACIOUS RECEPTION HALL



Feature tessellated tile floor, radiator,



picture rail and window to side.

LOUNGE (12'7" max. x 11'11")



Moulded fireplace surround with inset and matching hearth housing an inset gas fired living flame coal effect fire. Fitted carpet, large radiator, picture rail, two wall lights, wide bow window to front.

KITCHEN/BREAKFAST ROOM (18'5" x 8'0")



Range of base and wall units with oak fronts of cupboards and drawers, space with Smeg gas cooker with five rings, pull out hood and extractor over, integral dishwasher, space and plumbing for washing machine, work surface with tiled splashback, inset 1.5 bowl sink and mixer tap. Ceramic tile floor, radiator, some pine panelling, window to side, window to rear garden and glazed door to side path. Arched opening to

DINING ROOM (12'1" x 11'11" max.)



Fitted carpet, radiator, chimney breast with low opening, to one side of chimney inset unit of cupboard with display shelves over, picture rail, uplighter, ceiling light fitting and part glazed double doors to

CONSERVATORY ROOM (11'7" x 9'10")



of walls each side and glazed door with side panels to the rear garden. Tiled floor, radiator, two wall lights, glazed roof with opening pane by a detachable winder.

Door from the hall to

CLOAKROOM WC, hand basin with tiled splashback, radiator and window.

From the reception hall, carpeted stairs to

LANDING

BEDROOM 1 (12'3" x 12'1" max. meas.)



Feature Edwardian style fireplace, fitted carpet, radiator, picture rail, double doors to built-in wardrobe with hanging rail and cupboards over, window to front.

BEDROOM 2 (12'1" x 11'3")



Feature Edwardian style fireplace, fitted carpet, radiator, picture rail, double doors to built-in wardrobe of hanging rail and cupboard over,



window to rear with views through to open fields.

BEDROOM 3 (8'0" x 6'11" plus entrance) Fitted carpet, radiator, picture rail, door to built-in wardrobe with hanging rail and cupboard over, window to front.

BATHROOM (8'0" x 7'9")



White suite of panelled bath with mixer shower taps, shower and folding glazed screen, hand basin and WC. Ceramic tile floor, radiator, fully tiled walls and inset large mirror. Built-in cupboard with deep shelves over, window.

WALK-IN CUPBOARD with wall mounted gas fired Worcester boiler and shelves.

THE FRONT

This is approached by an opening from the road to a brick paved drive with low stone walls each side of borders with shrubs and double wooden gates.

The drive leads to a full width brick paved **CAR PARKING AREA**, two borders of shrubs and chipping border. Each side of the parking area there are trimmed hedges. To the side of the house, a wooden gate leads to a paved path with boarding one side. Inset low door to store area.

THE REAR GARDEN



This is bounded by board fences for privacy and comprises a shaped paved patio with semi-circular stone steps to the conservatory door. A low brick wall and step to the lawn area, borders of shrubs and a



feature pond with water lilies and bulrush.

Low privet hedge to vegetable area.

Timber frame **GARDEN SHED (7'9" x 7'8")** with timber floor, door and four windows.

Steel frame **GREENHOUSE (8' x 6')** with sliding door.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C**DIRECTIONS**

From the town centre, take the A44 Leominster road turning onto the A465 Hereford road. The property is on the left-hand side after a short distance.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003484

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.