



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In a corner position on a private cul-de-sac of just four bungalows within level walking distance of the town centre and all its amenities.

A Spacious Detached Two-Bedroom Bungalow in Excellent Decorative Order with uPVC Frame Double Glazed Conservatory, uPVC Frame Double Glazed Windows - some in Woodgrain, Mains Gas Central Heating and Fitted Carpets.

**2 ROSE BANK
BROMYARD
HR7 4DZ**



Comprising

Porch, Hall, 16' Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Bedroom En-Suite, Bedroom 2, Bathroom with Shower, Parking, Single Garage, Attractive Private Rear Garden. EPC – D

Offers in the region of £330,000

2 Rose Bank, BROMYARD HR7 4DZ

2 ROSE BANK is in an elevated corner position on a quiet cul-de-sac of just four bungalows. It is off Church Lane within easy level walking distance of the town centre and all its amenities.

This spacious detached bungalow, which is superbly presented, has been improved by the present owner to include a uPVC frame conservatory built in 2018. In 2025 a new solid roof with 'lantern' style light was added and this carries a 25-year guarantee. In 2024 the windows, exterior door and roof was replaced on the utility and carries a 20-year guarantee. In 2022 the shower unit was replaced with Mira Zante 4. In 2018 the gas fired boiler and the gas fire in the lounge were replaced.

The bungalow also has full uPVC frame double glazed windows and external doors - some being woodgrain lattice style, mains gas fired central heating to radiators, fitted carpets or vinyl floor covering.

Outside there is a brick paved drive and car parking area leading to the brick and tile roof single garage. Side garden of chippings and garden shed leading to the rear garden which is bounded by high lap fencing and trimmed hedge for privacy.

The accommodation, with approximate measurements, comprises:-

CANTILEVER PORCH to a woodgrain double glazed leaded lattice style front door with matching side panel.

INNER PORCH with coir carpet well, glazed door and side panel to spacious

RECEPTION HALL



with board style vinyl floor, two radiators, central heating thermostat, access to loft space.

LOUNGE (15'9" x 10'6")



Fitted carpet, feature moulded fireplace surround with marble style inset and hearth housing a living flame coal effect mains gas fire. Radiator, cornice, four wall light fittings,



wide woodgrain uPVC sliding patio doors to the private terrace and rear garden. Wide opening to

DINING ROOM (9'1" x 8'11")



Fitted carpet, radiator, cornice and glazed double doors to

CONSERVATORY (12'10" x 11'8")



of uPVC frame with windows on three sides overlooking the attractive rear garden, board style laminate floor, radiator, light inset ceiling lights, 'lantern' style roof light set into the solid ceiling, French doors to two steps to rear terrace. From this room there are views through to Bromyard Downs and open fields.

From the hall doors to

KITCHEN (11'11" x 8'11")



Range of base and wall units with 'eye-candy' coloured fronts of cupboards and drawers, eye level electric Hotpoint oven and grill, space for fridge/freezer, space and plumbing for dishwasher,



kneehole with radiator, work surfaces with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset 4-ring gas hob, uPVC frame double glazed window to side. Door to

SIDE UTILITY



of window on three sides on half brick walls, door to side garden and oblique box profile roof. Plumbing for washing machine and tumble drier. N. B. The windows, door and roof were added in 2024 and carry a 20-year guarantee.

BEDROOM 1 EN-SUITE (11'7" x 11'4")



Fitted carpet, radiator, cornice, central light, two wall bed light fittings, uPVC woodgrain ledged lattice style double glazed window to front. Door to

EN-SUITE



of WC, hand basin set into a tiled top vanity unit with tiled splashback, radiator and window.

BEDROOM 2 (10'8" x 9'0")



Fitted carpet, radiator, uPVC woodgrain leaded lattice style double glazed window to front.

BATHROOM



White suite of panelled bath with mixer shower taps, rail and curtain over, gloss white vanity unit of inset hand basin, WC with concealed cistern, mirror and light over. Sliding glazed doors to tiled shower cubicle with Mira Zante 4 electric unit, tile style floor. Radiator, part tiled walls, centre light fitting, window.

AIRING CUPBOARD Insulated hot water cylinder with back-up immersion heater, shelving and gas fired boiler.

OUTSIDE

From the cul-de-sac road, a brick paved **DRIVE & PARKING SPACE** leads to the front door and the brick and tiled roof **SEMI-DETACHED GARAGE** with up and over door, concrete floor, light, power points and window.

FRONT GARDEN

This has a shaped lawn, feature flowering crab apple tree, border and shrubs. To the south side of the bungalow, a wrought iron gate leads to a chipping path. To the other side a wooden gate next to the garage leads to a

SIDE GARDEN



Bounded by a high lap fence for privacy and having chippings and a timber garden shed with double doors and window.

THE REAR GARDEN



This has a high lap fence one side and a high trimmed fir hedge on the other side affording privacy. It is attractively laid out and mature and comprises a chipping terrace accessed from both the lounge and conservatory.



A painted balustrade style wooden fence separates the shaped lawn, paved path, borders of shrubs and an aluminium frame greenhouse. To the end of the garden, there is a picket style wooden fence separating the bank which leads to the silvan boundary.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - D

DIRECTIONS

From High Street, turn right in front of community centre into Cruxwell Street. On the corner, turn left into Church Lane. Follow the road through and just before a bank turn left into Rose Bank.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003491

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.