



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Within easy level walking distance of the town centre, all its amenities and the bus stop for the regular Hereford to Worcester service.

A Deceptively Spacious Two-Bedroom Terraced Town Cottage with Mains Gas Central Heating, uPVC Frame Double Glazed Windows, Fitted Carpets and Attractive Enclosed Rear Courtyard.

**5 LITTLE HEREFORD STREET
BROMYARD
HR7 4DE**



Comprising

Lounge, Inner Hall, Walk-In Cupboard, Fitted Kitchen, Bathroom, Landing, Two Double Bedrooms, Rear Courtyard. EPC - C

Offers in the region of £185,000

NEW PRICE

5 Little Hereford Street, BROMYARD HR7 4DE

Front door to

LOUNGE (15'0" x 13'4" max. meas.)



with coir mat and fitted carpet, stone fireplace surround, radiator, exposed beams and window to front. Glazed door to

INNER HALL with vinyl floor covering.

WALK-IN CUPBOARD with radiator and shelves.

KITCHEN (12'1" x 8'0")



Range of base and wall units with light wood fronts, integral electric cooker, space for washing machine, work surface with inset 1.5 bowl sink, inset 4-ring electric hob and extractor over. Vinyl floor covering, radiator, wall mounted gas boiler, window and part glazed door to rear courtyard.

BATHROOM



Suite of panelled bath with rail, tiling and Inspiration electric shower over, WC and hand basin. Vinyl flooring, ladder style towel rail/radiator, extractor and window.

Stairs from the lounge to

LANDING

CUPBOARD with shelves.

BEDROOM 1 (13'0" x 12'11" max. meas. plus entrance) Eye level built-in cupboards, radiator and window.

BEDROOM 2 (10'9" x 10'9" av.) Doors to full width built-in wardrobes with rail, radiator and window.

THE REAR COURTYARD



This is surrounded by white painted stone walls for privacy and having a south-west aspect.



Close to the cottage, there is a concrete area with a low stone retaining wall



and step to an area with brick floor.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Total area: approx. 77.6 sq. metres (834.9 sq. feet)
5 Little Hereford Street, Bromyard

Ref. BB003455

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.