



69 Porthouse Rise, Bromyard, HR7 4FS



Sunderlands
Residential Rural Commercial



**69 Porthouse Rise
Bromyard
HR7 4FS**

Summary of Features

- Close to Bromyard town centre
- Two bedrooms, fitted kitchen & lounge
- Parking for 2 cars
- Gardens
- Gas central heating & double glazing

Asking Price £199,950

Situation

Bromyard offers most facilities including educational, theatre, community hospital and shops as well as supermarkets. The town is well placed for access to other centers such as Leominster, Worcester and Hereford.

Accommodation in more detail as follows:

Front Door

Leads to -

Entrance Hall

With stairs to First Floor, door to -

Kitchen

With a range of base and eye level units, work surface with gas hob, fitted oven, stainless steel one and a half bowl sink, wall mounted gas central heating combination boiler, double glaze window to front, plumbing space for washing machine and radiator.

Cloakroom

With sink, WC and radiator.

Living Room

Being 'L' shaped, having double glazed double doors opening to rear garden, laminate wood flooring and radiator.

Stairs lead from the Entrance Hall

To the First Floor

Landing

Having double glazed window and radiator.

Bedroom 1

With radiator, double glazed window to rear.

Bedroom 2

With radiator, double glazed window to front and storage cupboard.

Bathroom

With bath and shower over, WC low flush suite and radiator.

Outside

To the front there is an area of garden with path and drive to side providing parking for a couple of cars. Side gate leads to the rear garden which is enclosed within close boarded fencing with patio area giving way to the lawn.

Services

Mains gas, electricity, drainage and water connected to the property.
Council Tax Band - B

Management Costs

We understand that there is a current annual charge of £200.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions

From Hereford proceed out initially on the Worcester Road and then taking the left turn onto the A465 to Bromyard. Past through the village of Burley Gate and then turn left onto the B4214 Panniers Lane passing the entrance to Queen Elizabeth High School and at the junction with the A44 proceed straight over taking the Old Road into Bromyard. At the bottom of the hill, take the Tenbury Road past Legges of Bromyard B4214 and the development can be seen on the right hand side. Turn into the close and then immediately right where the property can be seen on the left hand side as denoted by the Agents For Sale sign.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sunderlands

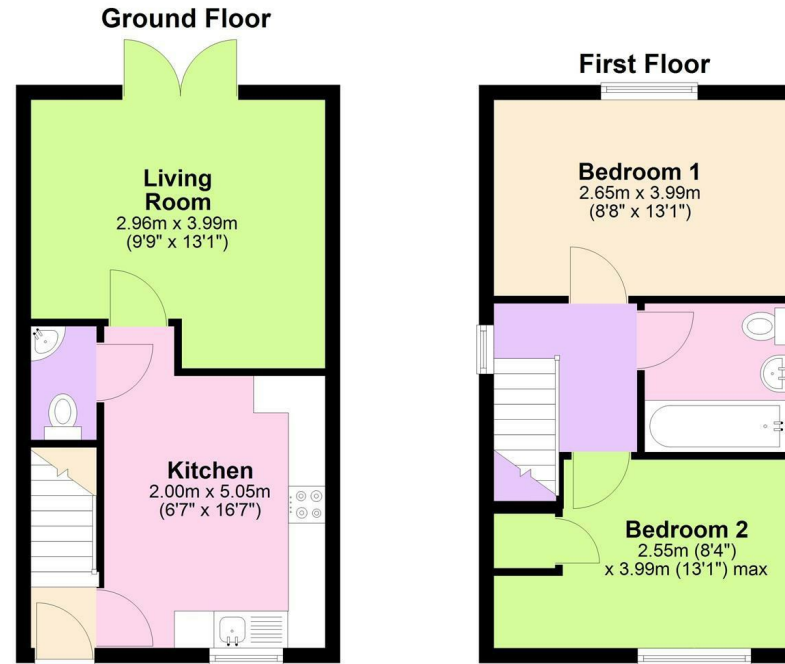
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Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.