

# Property details approval form

75 Porthouse Rise, Bromyard, Herefordshire, England, HR7 4FS

Date: 06 February 2026

Property Ref and Version: MAL308172 - 0002

Not for marketing purposes INTERNAL USE ONLY

## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £240,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > Spacious three bed family home.
- > Close to local amenities.
- > Stunning views of the Bromyard downs.
- > Countryside walks.
- > Driveway for two cars.

## ○ Short Description

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This delightful three-bedroom semi-detached property offers the perfect blend of rural charm and town convenience.

## ○ Long Description

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Nestled in a desirable location, this delightful three-bedroom semi-detached property offers the perfect blend of rural charm and town convenience. Situated on the outskirts of Bromyard, it boasts stunning views of the picturesque Bromyard Downs. The property features a private driveway for 2 cars and a spacious garden, perfect for relaxation or entertainment.

This home has easy access to beautiful countryside walks and located only a short walk from Bromyard town centre. here you'll find an array of local amenities, excellent schools, and all the necessities for modern life. Whether you're a family or commuter, this charming property ticks all the boxes.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Vinyl flooring, pendent ceiling light.

### Kitchen

12' 1" x 11' 6" ( 3.68m x 3.51m )

Vinyl flooring, range of eye level and ground level units, single oven, wash hand basin, gas hobs, pendent ceiling lights, smoke detector, double glazed window to front aspect, built-in storage, space for: washing machine and fridge freezer.

### Lounge

14' 8" x 11' 6" ( 4.47m x 3.51m )

Wood laminate flooring, pendent ceiling light, double panelled radiator, French doors to garden.

### Wc

WC, single panelled radiators, double glazed window to side aspect, wash hand basin, pendent ceiling light.

### Landing

Carpet, pendent ceiling light, smoke detector, single panelled radiator, attic access.

### Bedroom One

Irregular Shaped Room 11' 10" Max x 11' 1" Max ( 3.61m Max x 3.38m)

Carpet, pendent ceiling light, double glazed window to front aspect, single panelled radiator, storage.

### Ensuite

Vinyl flooring, walk-in shower, WC, wash hand basin, single panelled radiator, double glazed window to front aspect, pendent ceiling light.

### Bedroom Two

10' 5" x 8' 5" ( 3.17m x 2.57m )

Carpet, pendent ceiling light, double glazed window to Rear aspect, single panelled radiator,

### Bedroom Three

7' 4" x 5' 11" ( 2.24m x 1.80m )

Carpet, pendent ceiling light, double glazed window to rear aspect, single panelled radiator,

### Bathroom

Vinyl flooring, WC, bath, wash hand basin, double glazed window to side aspect.

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## **○ Room Description**

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## ○ Property Images



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## ○ Property Images



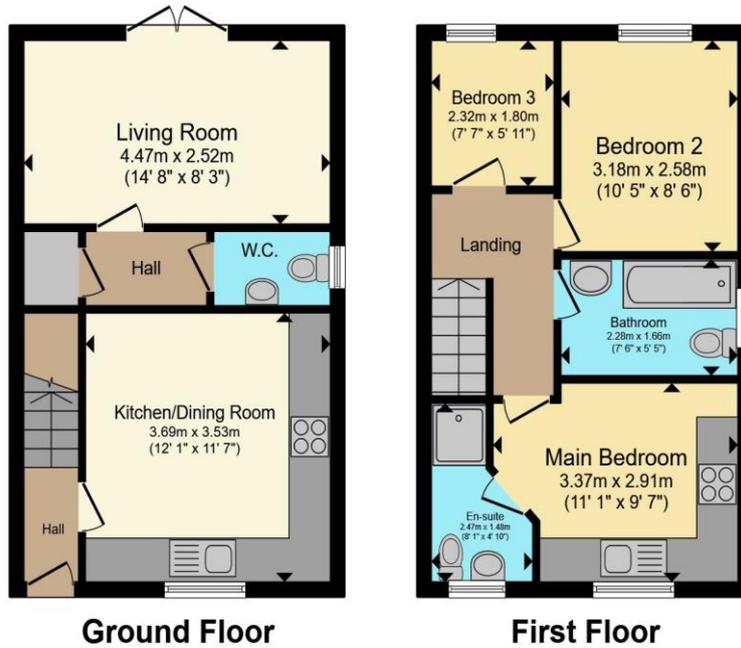
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## ○ Floor Plan



Total floor area 66.4 m<sup>2</sup> (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Will Murrie		
Mr J. Rowberry		