



Freehold House

75 PORTHOUSE RISE, BROMYARD, HR7 4FS

£230,000

FEATURES

- Modern Semi-detached House
- Good-sized Garden
- Parking for 2 Cars
- 3 Bedrooms, (master with en-suite)
- Double-glazing and Gas Central Heating
- Lovely Views Towards The Downs



3 Bedroom House located in Bromyard

This attractive modern semi-detached house enjoys a peaceful location on the popular Porthouse Rise development. Located on the outskirts of Bromyard it enjoys scenic countryside views and is within easy reach of the town centre.

With 3 bedrooms (1 ensuite), a spacious kitchen/diner, lounge and a private enclosed garden plus off road parking it makes the perfect family home.

The property is approached by a paved pathway with step up to the main entrance.

Entrance Hall

With vinyl flooring, ceiling light, carpet, smoke alarm, radiator and door to the

Kitchen/Diner

With a range of white gloss base and wall cupboards with drawers, electric oven, gas hob with extractor over, stainless steel splash back, 1 ¼ stainless steel sink with drainer, space for washing machine, dishwasher and fridge-freezer, ample marble-effect work surfaces, ceiling lights, vinyl flooring, radiator, window to front, cupboard housing Ideal central heating boiler and useful understairs storage cupboard.

Cloakroom

With WC, pedestal wash-hand basin, vinyl flooring, obscure glazed window to side, extractor fan and radiator.

Lounge

Good sized room with wood laminate flooring, pendent ceiling light, radiator and French doors to the garden.

Landing

Stairs lead to the first floor landing which has a loft hatch to the roof space (with ladder, part boarded), carpet, radiator, smoke alarm and door to the

Master Bedroom

With radiator, carpet, large window to front, ceiling light, useful storage cupboard and door to the

Ensuite

Shower with mains fitment and glass door, pedestal wash-hand basin, low flush WC, obscure glazed window to front, extractor fan, light and vinyl flooring.

Bathroom

Bath with hand held shower fitment, pedestal wash-hand basin, extractor fan, low flush WC, obscure glazed window to side, vinyl flooring, light and radiator.

Bedroom 2

With carpet, light, radiator and window overlooking rear garden.

Bedroom 3

With carpet, light, radiator and window to rear.

Outside

To the front of the property there is a lawn with shrubs and a border. There is a paved pathway to the front entrance. There is a tarmac parking area to the side for 2 cars and access gate to the garden.

The rear garden is a good size, mainly laid to lawn, with a paved patio in front of the lounge, sunny seating area, storage shed and the whole enclosed by wooden fencing.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings - Bromyard

Council Tax: C. Water and drainage rates are payable. Annual service charge of £294.96 to cover maintenance of green areas and weed suppressing.

Directions

From the centre of Bromyard take the B4214 towards Tenbury Wells and after approximately half a mile turn right into Porthouse Rise and right again. The property is on the right-hand side. [///enjoys.votes.trinkets](http://enjoys.votes.trinkets)

Viewing Arrangements.

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

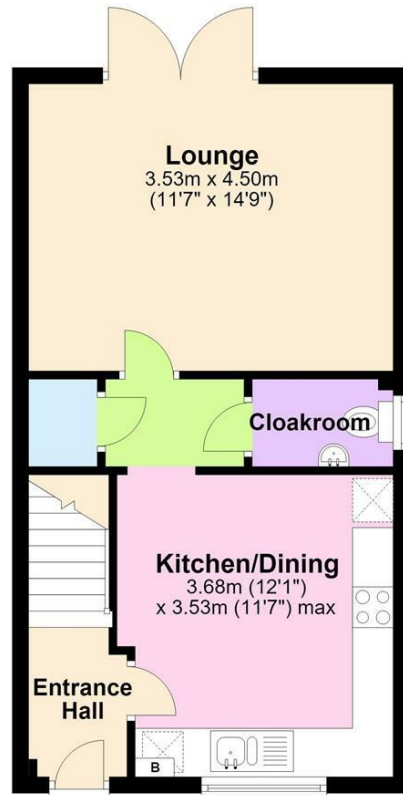
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



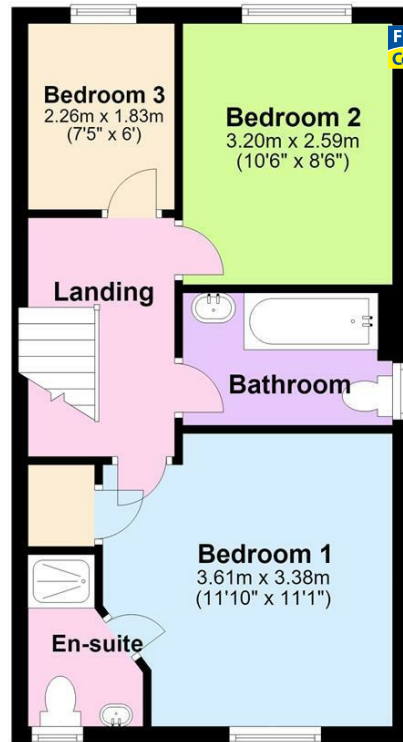
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 76.6 sq. metres (824.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

