

FOR
SALE



74 Porthouse Rise, Bromyard, Herefordshire HR7 4FS

£257,500 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This attractive modern semi detached house enjoys a peaceful location on the popular Porthouse Rise development. Located on the Northern outskirts of Bromyard, enjoying scenic countryside views and easy access, less than 1/2 a mile, to the amenities of the town.

Bromyard is an historic former market town with a good range of independent shopping, schooling and recreational amenities, and also well placed for access to the cathedral cities of Hereford and Worcester (15 miles), and the market towns of Tenbury Wells (11 miles), Leominster and Ledbury (12 miles).

Offering ideal first time buyer/small family accommodation, this well presented property comprises, three bedrooms (one ensuite), reception room, kitchen/diner and has added benefits of gas central heating and double glazing. An internal inspection is highly recommended.

POINTS OF INTEREST

- *Modern semi-detached house*
- *Popular residential location*
- *3 Bedrooms, (master with en-suite)*
- *Well presented throughout*
- *Must be viewed*
- *Private enclosed garden*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC door leading to the

Entrance Hall

With fitted carpet, radiator, stairs leading up, smoke alarm, ceiling light point and central heating thermostat.

Kitchen

With wood effect flooring, range of matching soft close wall and base units, ample work surfaces, 1 1/2 bowl stainless sink and drainer unit with mixer tap over, space and plumbing for washing machine, electric oven, four ring gas hob with extractor over, space for an upright fridge/freezer, radiator, cupboard housing the combi boiler, tinted double glazed window to the front aspect, with picturesque outlook to Bromyard Downs, useful under stairs storage with light and power, doors to

Ground Floor Cloakroom

With low flush WC, wash hand basin with mixer tap over, radiator, wood effect flooring, opaque double glazed window to side aspect, ceiling light point, extractor and fuse box.

Lounge

With fitted carpet, ceiling light point, radiator, telephone and TV aerial point, double glazed patio doors leading out to rear garden.

First Floor Landing

With fitted carpet, smoke alarm, loft hatch, ceiling light point, radiator and doors to

Master Bedroom

With fitted carpet, central heating thermostat, ceiling light point, radiator, tinted double glazed window with fabulous views towards the Bromyard Downs and doors to storage area and

En-suite Shower Room

With wood effect flooring, white suite comprising low flush WC, wash hand basin with mixer tap over, walk in fully tiled shower cubicle with mains shower fitment, double glazed opaque window to the front aspect and extractor.

Bedroom 2

With fitted carpet, radiator, ceiling light point and a double glazed window to the rear aspect over looking the garden.

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect which overlooking the garden.

Bathroom

With wood effect flooring, white suite comprising panelled bath with mixer tap and hand held shower fitment, wash hand basin with mixer tap over, low flush WC, radiator, ceiling light point, ceiling vent and double glazed opaque window to the side aspect.

Outside

The front of the property features an open plan design, approached via a paved pathway and steps leading to the front door. The front garden is laid to lawn and bordered with decorative stone, there is also an outside light. A tarmac driveway provides off road parking for 2 vehicles, with the convenience of 2 wooden side gates leading to the rear garden.

The rear garden is fully enclosed by fencing, offering privacy and security. A useful garden shed provides additional storage with an extended hardcore standing area. The patio area leads to the double glazed patio doors into the lounge and the additional paved and stone area, offers the perfect outdoor entertaining space. The garden itself is a blank canvas, allowing the purchasers opportunity to personalise and landscape to their own taste. The garden benefits from an outdoor tap and a beautiful conservation tree adding a natural focal point.

Services

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

Outgoings

Council tax band C - £2,071 payable for 2024/2025

Water and drainage rates are payable.

Directions

From the centre of Bromyard take the B4214 towards Tenbury Wells and after approximately half a mile turn right into Porthouse Rise, follow the road around to the right and the property is the last house situated on the right hand side, as indicated by the Agent's board.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

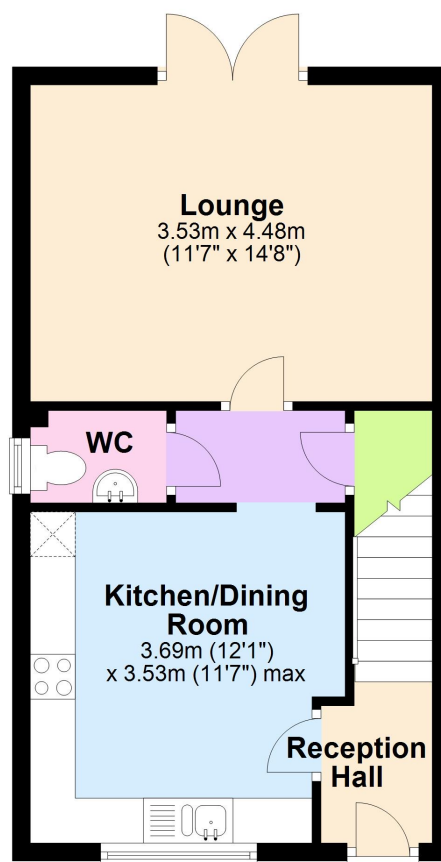
Money Laundering Regulations

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



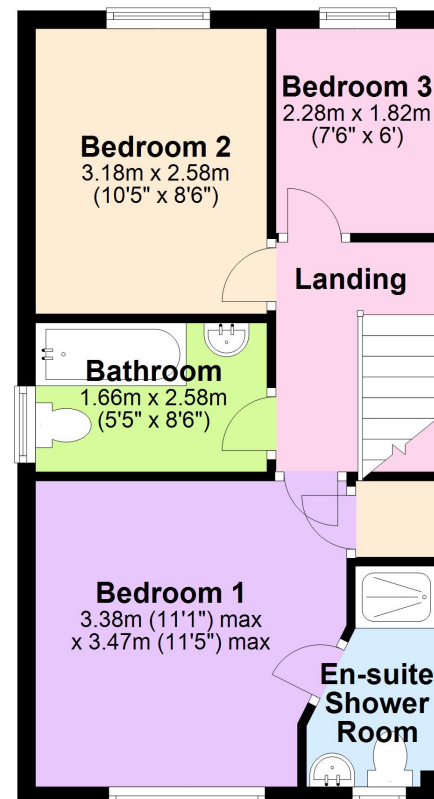
Ground Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

74 Porthouse Rise, Bromyard

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
EU Directive 2002/91/EC		