



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position set in a quiet courtyard being approached off Milvern Road. Within walking distance of the town centre and all its amenities.

A Mid-Terrace Two-Bedroom Bungalow with Mains Gas Central Heating, uPVC Frame Double Glazing, Fitted Kitchen, Carpets or Floor Coverings.

**2 HILL VIEW  
BROMYARD  
HR7 4AY**



*Comprising*

Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Two Car Parking Spaces in Front of the Bungalow, Attractive South Facing Tiered Rear Garden. EPC – C

**Offers in the region of £195,000**

**NEW PRICE**

## **2 Hill View, BROMYARD HR7 4AY**

**2 HILL VIEW** is in a peaceful elevated position with vehicular approach via Milvern Road to a courtyard, the parking spaces and front of the bungalow.

It is within comfortable walking distance of the town centre and all its amenities including the community centre, churches, Conquest Theatre, supermarket and the bus stop for the Hereford service.

The brick and tile bungalow is part of a small terrace of five and has mains gas central heating from a combi-boiler to radiators with thermostats, uPVC frame double glazed windows and external doors, fitted carpets or vinyl floor covering, fitted kitchen with integral appliances.

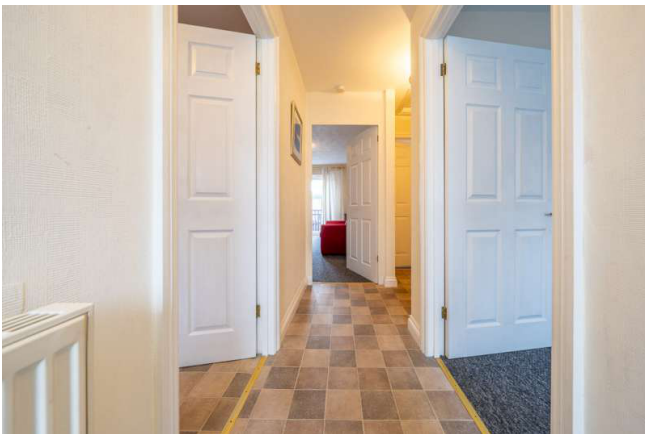
Outside there is a parking space for two cars and an attractive front garden area.

The south facing rear garden is a particular feature being on several tiers with natural stone walls, decking area, two terraces, small lawn and borders of shrubs.

The accommodation, with approximate measurements, comprises:-

Half glazed front door to

### **RECEPTION HALL**



with tile style vinyl floor, radiator, central heating thermostat, access to insulated loft space.

### **LOUNGE (15'3" x 10'4")**



Fitted carpet, radiator, ceiling light, south facing French doors to decking area.

## **KITCHEN (13'7" x 6'10")**



Range of base and wall units in light maple of cupboards and drawers, integral electric oven, space for washing machine, eye level integral fridge with freezer under, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring gas hob with extractor over. Tile style laminate floor, radiator, wall mounted boiler, window to front.

## **BEDROOM 1 (12'11" x 10'5")**



Fitted carpet, radiator, south facing window.

## **BEDROOM 2 (10'5" x 10'1")**



Fitted carpet, radiator, window to front.

## **BATHROOM**



Tile style vinyl floor, suite of panelled bath with tiling over, hand basin with tiling, mirror and shaving light over, WC. Radiator, towel rails, medicine cabinet and extractor.

## **OUTSIDE**

Approached off the tarmac courtyard there is

**PARKING SPACE FOR TWO CARS** The shallow steps to the front door are bounded by chipping areas, shrubs and low privet hedges.

## **THE REAR GARDEN**



This is south facing with a view to the side to Bromyard Downs. It is attractively laid out and tiered down to the boundary to Old Road.



Approached from the French doors is a decking area with balustrade style fencing and a lap panel fence to one side for privacy.



A step leads to an L-shape full width patio area of paving and chippings bounded by a paling fence. Wooden steps leads down to a lower garden area of chippings, lawn and borders of shrubs. To the end of the garden there is a box hedge with opening to a chipping path and paling fence above Old Road.

## **SERVICES**

Mains electricity, gas, water and drainage.

## **COUNCIL TAX BAND - B**

## **DIRECTIONS**

From High Street turn left in front of the community centre, then first right into Tenbury Road, first left into Milvern. Just before right-hand bend turn left into Hill View.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



***Ref.*** BB003460

### 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.