



House - Detached - Freehold

76 PORTHOUSE RISE, BROMYARD, HEREFORDSHIRE, HR7 4FS

Asking Price

£260,000

FEATURES

- Modern detached house
- 3 bedrooms - 1 ensuite
- Well maintained and presented
- Walking distance to the town
- Large rear garden and off road parking
- NO ONWARD CHAIN



3 Bedroom House - Detached located in Bromyard

Property Description

This attractive modern 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 a perfect family home.

Entrance Hall

With radiator, staircase to the first floor and doors to

Cloakroom

Fitted with a WC, wash hand basin and a double glazed window

Sitting Room

A generously sized room with radiator, storage cupboard and a double glazed bay window.

Kitchen/Dining Room

Fitted with a range of wall and base units with tiled surrounds and wood-effect surfaces, ceramic 1/4 bowl sink, built in cooker with gas hob and extractor hood over, integrated dishwasher, space and plumbing for washing machine and fridge, double glazed window, radiator and double doors leading out to the garden and parking area.

First Floor Landing

With radiator, double glazed window to the side aspect and doors to

Bedroom 1

With radiator, built in wardrobe/storage, double glazed window and door to the

Ensuite Shower Room

Fitted with a double width shower cubicle, wash hand basin, WC and double glazed window.

Bedroom 2

With radiator and two double glazed windows.

Bedroom 3

With radiator and a double glazed window.

Bathroom

Fitted with a white suite comprising bath with hand held shower fitment, wash hand basin, WC and a radiator

Outside

The property sits in a good sized plot with countryside views to the rear. The gardens are mainly laid to lawn with a decked area under a pergola, and a useful garden shed. The property benefits from off-road parking, accessed through a personal gate.

Property Services

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

Outgoings

Council tax band 'D' - £2,567.77 for 2025/2026

Water and drainage rates are payable.

Directions

///booms.awakes.folders

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

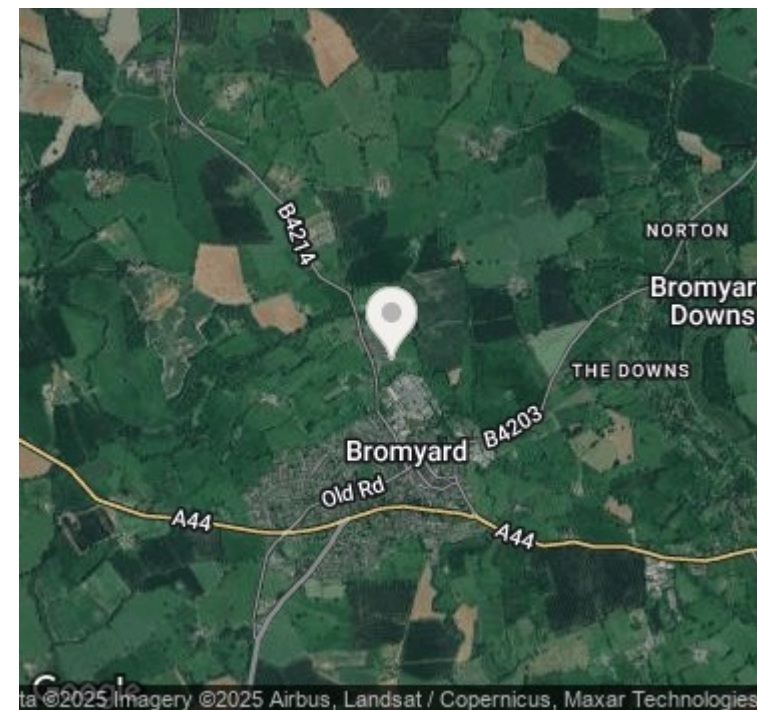
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



FLINT & COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE



Total area: approx. 64.1 sq. metres (690.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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.

