



House - Semi-Detached

# 70 PORTHOUSE RISE, BROMYARD, HR7 4FS

## £245,000

### FEATURES

- Modern semi-detached house
- Popular residential location
- Double glazing, central heating & off road parking
- 3 Bedrooms, ( master with en-suite )
- Easy access to the town centre
- Must be viewed



# 3 Bedroom House - Semi-Detached located in Bromyard

## Canopy Porch

With uPVC door leading to the

## Entrance Hall

With vinyl floor, radiator, ceiling light point, smoke alarm, carpeted staircase leading up and door into the

## Kitchen/Diner

A range of matching wall and base units with ample work surfaces, 1 1/2 bowl sink unit with mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an upright fridge/freezer, electric oven with 4 ring gas hob and extractor hood, double glazed window to the front aspect, smoke alarm, ceiling light point, vinyl floor, radiator, and door into the under stair storage area.

## Downstairs WC

With white suite comprising low flush WC, vanity wash hand basin, radiator, consumer unit, vinyl floor and window to the side aspect.

## Lounge

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

## First Floor Landing

With fitted carpet, smoke alarm, ceiling light point, access hatch to the loft space, radiator and door to

## Main Bedroom

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point, useful built in storage area and door to the

## Ensuite

A white suite comprising low flush WC, vanity wash hand basin, walk in fully tiled shower cubicle with mains fitment, double glazed window to the front aspect, extractor fan and vinyl floor.

## Bedroom 2

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

## Bedroom 3

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

## Bathroom

Fitted with a white suite comprising low flush WC, vanity wash hand basin, panelled bath with tiled surround and a hand held shower fitment, vinyl floor, radiator, double glazed window to the side aspect, ceiling light point and extractor fan.

## Outside

The front of the property is approached via paved path from the pavement. To the side there is an area laid to decorative stone, 2 parking spaces and a side gate leading to the rear garden.

The rear has a paved patio, a perfect space for outdoor entertaining, with the remainder of the garden laid to lawn with a range of flowers, shrubs and a fruit tree. There is also an additional, raised patio area. The garden benefits from a useful wooden shed, garden tap and the whole is enclosed by wooden fencing.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## 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

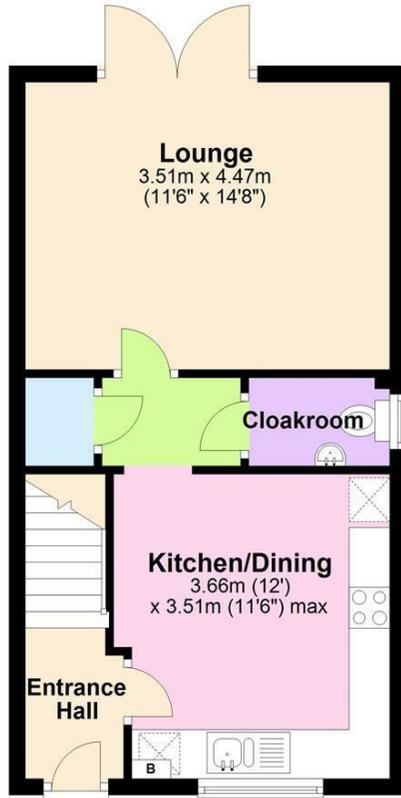
## Money Laundering Regulations

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



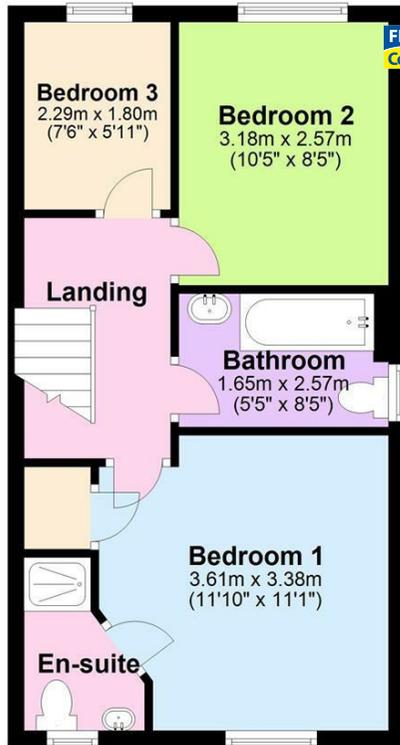
### Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)

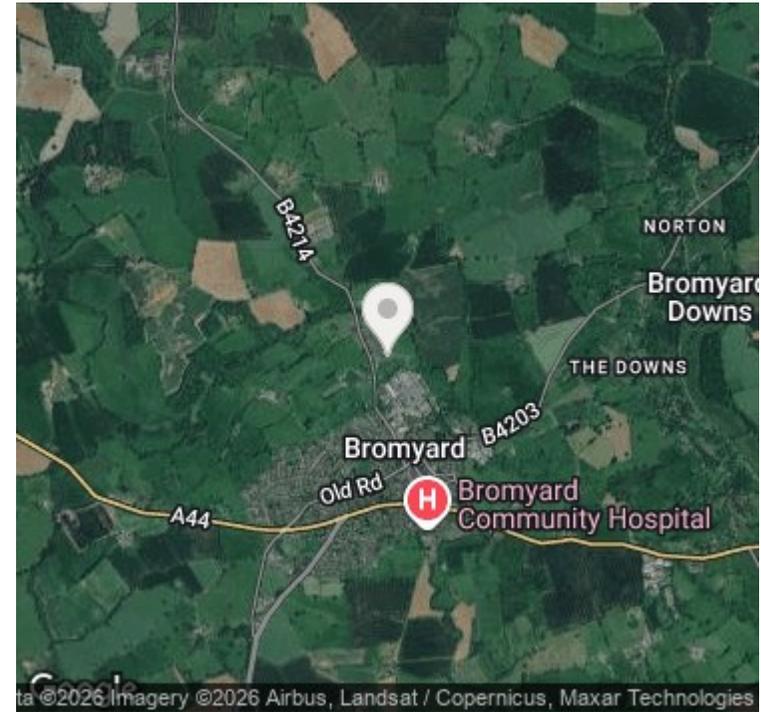


### First Floor

Approx. 38.6 sq. metres (416.0 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 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.

