



75 Porthouse Rise, Bromyard, HR7 4FS

Offers Over £235,000

Situated in a desirable location, this delightful modern three-bedroom semi-detached property offers the perfect blend of rural charm and town convenience. Situated on the outskirts of Bromyard, it boasts stunning views of the picturesque Bromyard Downs. The property features a private driveway for 2 cars and a spacious garden. The property briefly comprises Entrance Hall, Kitchen, Living Room, Cloakroom and to the first floor are Three Bedrooms, ensuite and a further Bathroom. This home is conveniently located and benefits from having easy access to beautiful countryside walks and located only a short walk from Bromyard town centre, where you'll find an array of local amenities, excellent schools, and all the necessities for modern life.

Entrance Hall

Vinyl flooring, pendent ceiling light.

Kitchen

Vinyl flooring, range of eye level and ground level units, single oven, wash hand basin, gas hobs, pendent ceiling lights, smoke detector, double glazed window to front aspect, built-in storage, space for: washing machine and fridge freezer.

Living Room

Wood laminate flooring, pendent ceiling light, double panelled radiator, french doors to garden.

WC

WC, single panelled radiators, double glazed window to side aspect, wash hand basin, pendent ceiling light.

First Floor Landing

Carpet, pendent ceiling light, smoke detector, single panelled radiator, attic access.

Bedroom One

Carpet, pendent ceiling light, double glazed window to front aspect, single panelled radiator, storage.

En-Suite

Vinyl flooring, walk-in shower, WC, wash hand basin, single panelled radiator, double glazed window to front aspect, pendent ceiling light.

Bedroom Two

Carpet, pendent ceiling light, double glazed window to Rear aspect, single panelled radiator.

Bedroom Three

Carpet, pendent ceiling light, double glazed window to rear aspect, single panelled radiator.

Bathroom

Vinyl flooring, WC, bath, wash hand basin, double glazed window to side aspect.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Freehold

Our client advises us that the property is Freehold

however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

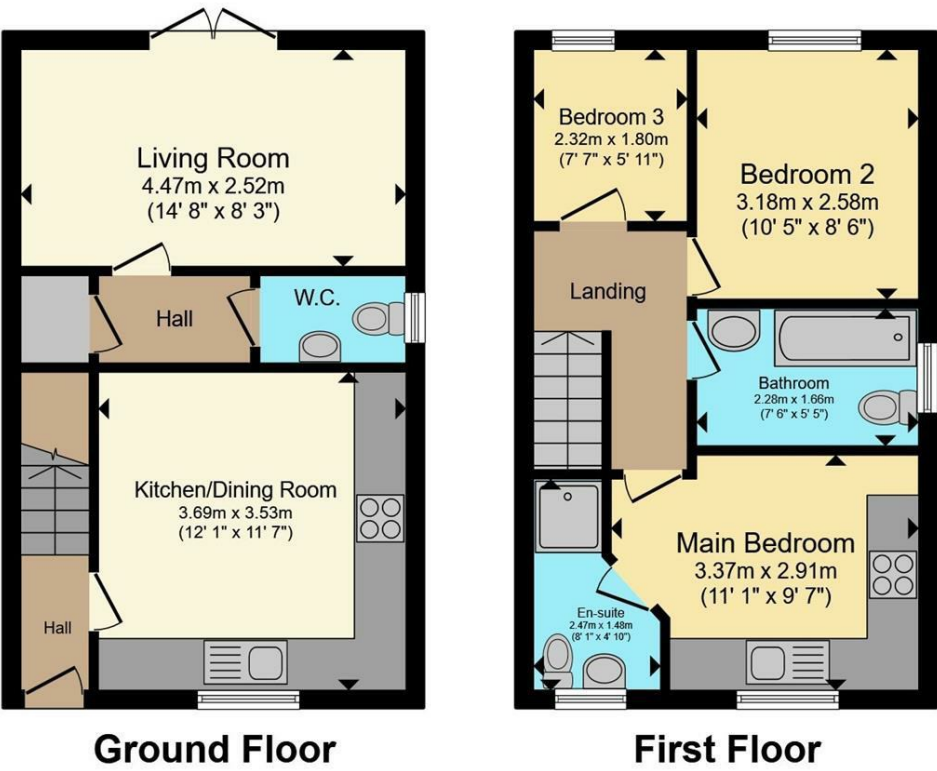
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

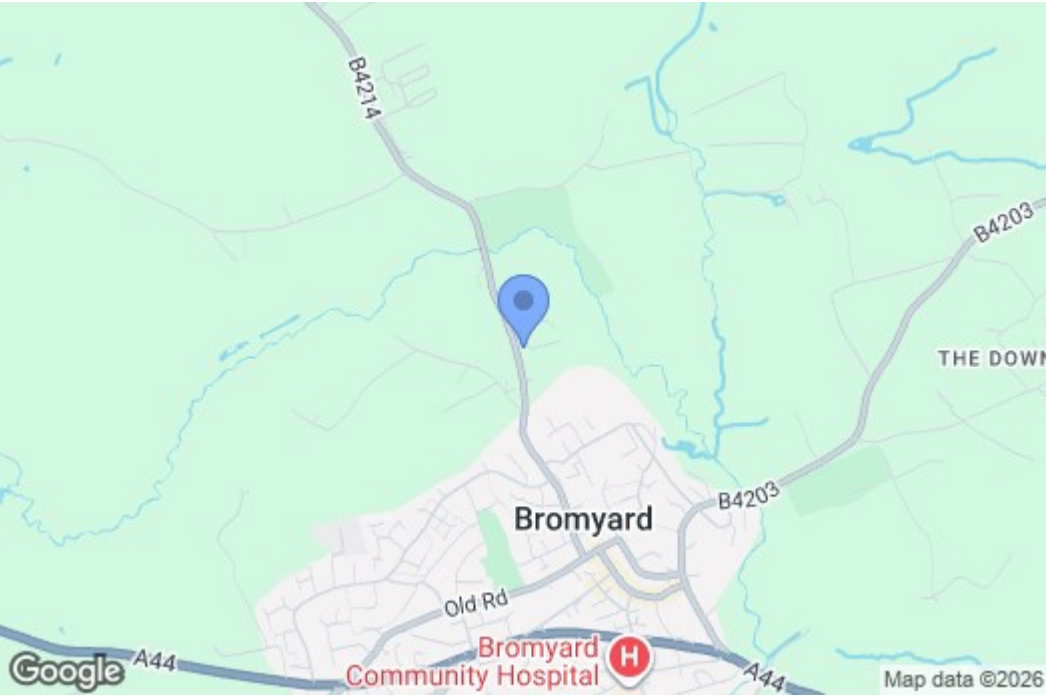
Floor Plan



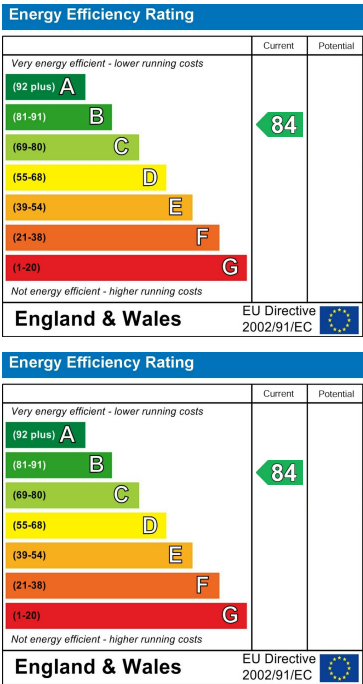
Total floor area 66.4 m² (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.