



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position on a quiet no through road which has on-street parking in addition to own drive and garage. Within walking distance of the town centre, its amenities, and the two schools.

A Spacious Three-Bedroom Semi-Detached House in Good Decorative Order, uPVC Frame Double Glazing, Gas Fired Central Heating, Fitted Kitchen, Carpets or Tiles, Attached Garage and Workshop.

**1 LODON AVENUE  
BROMYARD  
HR7 4TW**



*Comprising*

Reception Hall, Cloakroom, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom, Attached Garage, Parking, Workshop, Attractive Gardens Front and Rear. EPC – E

**Offers in the region of £209,995**

**NEW PRICE**

## 1 Lodon Avenue, BROMYARD HR7 4TW

**1 LODON AVENUE** is in an elevated position on a peaceful no through road which has plenty of on-street parking as well as its private drive parking. It is within comfortable walking distance of the supermarket, the town centre, its amenities and the two schools. From the rear garden there is a pedestrian gate to a path to Winslow Road or to the footpath to the town.



The house, which is in good decorative order, has uPVC frame double glazed windows and external doors, gas fired central heating from a Worcester combi-boiler, which is four years old, to radiators with thermostats (there are pipe connections in bedrooms 1 and 2 for radiators). Fitted kitchen in light oak, tiled, laminate or fitted carpet floors. From bedroom 2 there are lovely views through to open fields and Bromyard Downs.

Outside there is a drive/parking area, large attached single garage and a useful workshop. The gardens to the front and rear are attractively laid with paved patio, lawns and borders.

The accommodation, with approximate measurements, comprises:-

**CANOPY PORCH** with light on sensor and glazed front door to

**RECEPTION HALL** Ceramic tile floor, radiator, cornice, ceiling rose, central heating thermostat, door to

**BUILT-IN CLOAKS CUPBOARD** with shelf, coat and hat hooks.

**CLOAKROOM** WC, corner hand basin with mosaic tile splashback, tiled floor, window.

**LOUNGE** (12'0" x 11'5")



Moulded timber fire surround with marble style inset and hearth housing a coal effect electric fire. Board style laminate floor, radiator, cornice, ceiling rose and window to front.

## **DINING ROOM (11'6" x 9'6")**



Ceramic tile floor, radiator, dado rail, cornice, ceiling rose, door to walk-in cupboard with shelving and door and window to rear garden, doorway to

## **KITCHEN (8'7" x 7'10")**



Range of base and wall units with light oak fronts of cupboards and drawers, space with Kenwood cooker of electric oven and gas rings with chimney style extractor over, spaces for washing machine and fridge, work surface with tiled splashback, inset stainless steel sink and mixer tap. Ceramic tile floor, radiator, window to rear garden.

Stairs from the hall to

**LANDING** with carpet, radiator, via an aluminium loft ladder, access to insulated loft space and doors to

**BOILER CUPBOARD** with modern Worcester combi-boiler and shelves.

## **BEDROOM 1 (14'8" x 8'10" plus entrance)**



Large wardrobe unit of sliding doors, hanging rails and shelves, carpet and window to front.

## **BEDROOM 2 (11'7" x 10'7")**



Louvered door to built-in wardrobe of hanging rail and shelf, new fitted carpet,



window to rear with views through to open fields and Bromyard Downs.

## **BEDROOM 3 (9'2" x 8'8")**



Radiator, fan/light, new fitted carpet, window to front.

## **BATHROOM**



White suite of panelled bath with tiling, rail, curtains and Triton Zante electric shower and grab rail over, hand basin and WC. Vinyl floor, radiator and window.

## **OUTSIDE**

An opening from the road leads to a good-sized **DRIVE/PARKING AREA** with brick wall and lap fence to side. Outside tap and hose.

**ATTACHED SINGLE GARAGE** (18'8" x 9'6" plus workshop area 5'10" x 3'6") Concrete floor, up and over door, light, power points and door to rear garden.

## **FRONT GARDEN**

This is separated from the pavement by a brick wall. Lawn and paved paths to front door.

## **THE REAR GARDEN**



This is bounded by lap fencing and the work shed for privacy. There is a wicket gate to a path which leads to Winslow Road and the footpath to town. Wide paved patio, outside tap, lawn, borders of shrubs and step to door and

## **WORKSHOP** (16'0" x 8'7" av.)



of timber frame, GI and board walls. Concrete floor, light, power points, work benches on two sides, shelves and wall unit.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX BAND - B**

## **DIRECTIONS**

From the town centre turn left in front of the leisure centre then first right into Tenbury road. Opposite 'Halls' turn left into Winslow Road and look out to your left for the turn into Lodon Avenue. The house is the first on the left.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.  
Plan produced using PlanUp.  
**1 Lodon Avenue, Bromyard**

***Ref.*** BB003323

**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.