



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position facing the grass amenity area off Winslow Road with pedestrian and vehicular access from Frome Close to the rear. With comfortable walking distance of the town centre and all its amenities.

An End of Terrace Three-Bedroom House with uPVC Double Glazing and Night Storage Heating being the Ideal Subject for Further Improvement.

**20 WINSLOW ROAD
BROMYARD
HR7 4TN**



Enclosed Porch, Reception Hall, Cloakroom, Lounge, Dining Room, Kitchen, Conservatory, Landing, Three Bedrooms, Wet Room, Attractive Gardens and Patios, Rear Yard, Single Garage and Parking. EPC – E

Offers in the region of £167,000

NEW PRICE

20 Winslow Road, BROMYARD HR7 4TN

20 WINSLOW ROAD is in an elevated position within easy walking distance of the town centre and all its amenities. This end of terrace house faces a grass amenity area and Winslow Road to the front with vehicular and pedestrian access from Frome Close to the rear. Alongside the side boundary to the property there is a shared paved pathway and steps from Frome Close to the front path to Winslow Road. There are two wicket gates from the pathway to number 20.

The house, which is the ideal subject for further improvement, has uPVC frame double glazed windows and external doors, night storage heating, carpets and a wet room.

To the front there is an attractive enclosed garden and to the rear, approached off Frome Close, a parking space, single garage, covered yard and steps to a paved patio with views over roofs to Bromyard Downs and open fields.

The accommodation, with approximate measurements, comprises:-

From the shared side pathway a paved path leads to the

ENCLOSED PORCH with uPVC frame door with two glazed panels, laminate floor, windows to front and side, part glazed wooden front door to

RECEPTION HALL with night storage heater, fitted carpet and doors to

CLOAKROOM with WC, corner hand basin, medicine cabinet, vinyl floor, half tiled walls and window.

WALK-IN CUPBOARD with hanging rail and shelf.

LOUNGE (12'1" x 11'6")



Fitted carpet, night storage heater, window to the front garden and grass area beyond.

DINING ROOM (14'2" x 9'6")



Laminate floor, door to built-in cupboard with plumbing for washing machine and shelves, night storage heater, window and half glazed door to conservatory and views over to open fields. Opening to

KITCHEN (8'7" x 7'10" max meas.)



Range of base and wall units of cupboards and drawers, space for cooker with pull out hood and extractor over, work surface with tiled splashback and inset stainless steel sink with mixer tap. Vinyl floor, part tiled walls, shelves, window to front with view over to open fields.

Door from the dining room to the aluminium frame single glazed

CONSERVATORY (10'1" x 6'4")



with tiled floor, doors to side path and the patio, views to open fields.

Carpeted stairs from the hall to

LANDING with access to loft space, fitted carpet and doors to

AIRING CUPBOARD with lagged hot water cylinder, immersion heater and shelving.

BEDROOM 1 (11'8" x 10'8")



Fitted carpet, night storage heater, built-in wardrobe of hanging rail and shelves, window to rear with superb views over roofs to Bromyard Downs and open fields.

BEDROOM 2 (14'8" x 8'11" plus entrance)



Fitted carpet, night storage heater,



window to front looking over the front garden to the grass amenity area.

BEDROOM 3 (9'2" x 8'6")



Fitted carpet, night storage heater and window to rear with view looking over the front garden to the grass amenity area.

WET ROOM



with vinyl floor and inset water drainage point, Mira Advance electric shower, two grab rails, rail and curtain. Hand basin and WC. Heated ladder style towel rail, Dimplex fan heater, fully tiled walls, extractor and window.

THE FRONT GARDEN



This is approached off the shared side pathway to a wicket gate to an attractive enclosed garden with a southerly aspect. Trimmed box hedge to front and board fence to side, brick retaining wall with border of shrubs over, paved area and path to front door. To the side of the house there is a paved path leading to the rear, a paved area, wicket gate to shared steps and the conservatory.

THE REAR



Small paved terrace with views to Bromyard Downs and open fields.



Steps with hand rails down to a **COVERED YARD** of paving with brick walls each side and wrought iron gate to the parking area off Frome Close. Opening to dustbin store and door to brick

SINGLE GARAGE (19'0" x 9'2")



with concrete floor, shelves, light, power points and up and over door to the parking space off Frome Close.

TARMAC PARKING SPACE alongside Frome Close in front of the garage and yard.

SERVICES Mains electricity, 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 Window Road and first right into Frome Close.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003325

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.