



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position within a quiet cul-de-sac road on the popular south side of Bromyard with views from the front to Bromyard Downs, Frome Valley and Malvern Hills.

An Extended Spacious Three-Bedroom Semi-Detached House with Mains Gas Central Heating, uPVC Frame Double Glazing, Fitted Kitchen, 27' Lounge/Dining Room and Fitted Carpets.

**12 HIGHWELL AVENUE
BROMYARD
HR7 4EL**



Comprising

Porch, Hall, Cloakroom, 27' Lounge/Dining Room, Kitchen Breakfast Room, Utility, Landing, Three Bedrooms with Fitted Wardrobes, Bathroom, Tarmac Parking Area, Integral Garage, Attractive Private Rear Garden. EPC – C

Offers in the region of £295,000

12 Highwell Avenue, BROMYARD HR7 4EL

12 HIGHWELL AVENUE is in an elevated position set back from the quiet cul-de-sac road on the popular south side of Bromyard. There are views from the front through to Bromyard Downs, Frome Valley and Malvern Hills. The attractive mature private rear garden has a silvan backdrop with a south and west aspect.

This spacious extended semi-detached house, which is in good order, has uPVC frame double glazed windows and external doors, full mains gas fired central heating to radiators with thermostats, fitted kitchen, 27' lounge/dining room, three bedrooms each with built-in wardrobes, fitted carpets or vinyl floor covering and loft space with aluminium pull down ladder.

Outside there is a large tarmac parking area, integral garage, attractive gardens front and rear and a spacious side area.

The accommodation, with approximate measurements, comprises:-

Glazed front door with side panels to

ENTRANCE PORCH with wide opening to

RECEPTION HALL Radiator with shelf over, central heating thermostat.

CLOAKROOM with WC, corner hand basin with tiled splashback on a vanity cupboard, heated ladder style towel rail, window.

Glazed door from hall with side panels to

LOUNGE/DINING ROOM (27'2" x 10'9" max.)



including wide arch to one end, two radiators and cornice, window to rear garden. Walk-in

CLOAKS CUPBOARD with coat hooks and shelves.

KITCHEN/BREAKFAST ROOM (14'2" x 7'0")



Range of base units with cream fronts and soft closers of cupboards and drawers, unit with integral fridge and freezer with cupboards over, work surface with tiled splashback, inset stainless steel double drainer sink, inset four-ring gas hob with stainless steel chimney style extractor over.



Large ladder style towel rail/radiator, window to rear garden and opening to

UTILITY (10'0" x 3'5") Base and wall units matching the kitchen of cupboards and drawers, space and plumbing for washing machine, work surfaces. Quarry tile floor, radiator, window and glazed door to side path.

Stairs, with handrail, from the hall to

LANDING with access via a pull down aluminium ladder to part boarded loft space with Velux roof light.

BEDROOM 1 (11'11" x 11'2" incl. wardrobes)



Radiator, bed pull switch, built-in unit of two sets of double doors to wardrobes with hanging rails and shelves under, cupboards over. Wide window to rear garden and silvan backdrop.

BEDROOM 2 (12'6" x 9'3" max. meas.)



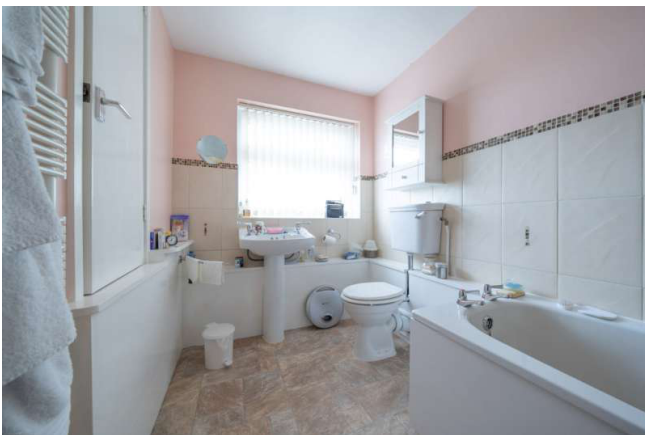
Radiator, built-in corner wardrobe of hanging rail and shelves,



wide window with magnificent views to Bromyard Downs, the undulating countryside of the Frome Valley to the Malvern Hills.

BEDROOM 3 (11'3" x 6'3") Radiator, two built-in units of shelves, one with pull out office desk and shelves over. Window to rear garden with silvan backdrop.

BATHROOM (9'9" x 5'11")



White suite of panelled bath with glazed screen, tiling and Mira Event XS electric shower over, hand basin and WC. Vinyl floor, part tiling to two walls, shelf, shaving point, ladder style towel rail/radiator, window and door to

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

INTEGRAL SINGLE GARAGE with up and over door, concrete floor, cupboard with shelves and wall mounted Worcester gas boiler.

OUTSIDE

The property is approached off the cul-de-sac by a wide opening to

TARMAC DRIVE/PARKING AREA leading to the garage. This attractive frontage has two wide borders of shrubs and shallow stone style paved steps to the front door. A brick wall and wrought iron gate to the side of the house.

THE REAR GARDEN



This has a south and west aspect being attractively laid out with board fences or trimmed fir hedges for privacy and a silvan backdrop.



Full width stone style paved patio with low reconstituted stone retaining wall and steps to upper garden.



Paved patio, borders of shrubs and wide central paved path to upper sitting area and vegetable plots each side. Integral garden store with shelves and window. Opening to

SIDE PATH with brick wall to one side leading to the utility door and paved store area with timber garden shed and gate to drive.

Outside lights and tap.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX - B

DIRECTIONS

From the town centre turn into Pump Street and at the crossroad turn right into the A44 Leominster road. Just before the road to Hereford, turn left into Westfields. Follow the road round the left-hand bend then turn right into Highwell Avenue. The property is on the right-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003363

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.