



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position set well above the River Frome with view to an open field and having a silvan backdrop. Bromyard, with all its amenities, is within walking distance.

A Spacious Detached Three-Bedroom Bungalow being the Ideal Subject for Further Improvement Set in Large Gardens with a Treelined Bank Running Down to the River Frome.

**PETTY BRIDGE BUNGALOW
1 AVENBURY LANE
BROMYARD
HR7 4LF**



Comprising

Gas Fired Central Heating, uPVC Frame Double Glazing, Porch, Hall, Lounge, Kitchen, Conservatory, Three Bedrooms, Bathroom, Parking, Garage and Good-Sized Gardens. EPC – pending.

Offers in the region of £300,000

Petty Bridge Bungalow, 1 Avenbury Lane, BROMYARD HR7 4LF

PETTY BRIDGE BUNGALOW is in an elevated silvan setting approached off Avenbury Lane within walking distance of Bromyard town centre and all its amenities. It is set well above the River Frome having views to an open field and a treelined bank running down to the River Frome offering potential for bringing into the garden area.

This detached bungalow, which is the ideal subject for further modernisation or extension (subject to planning), has mains gas fired central heating from a Worcester combi-boiler to radiators, uPVC frame double glazed windows and external doors, uPVC frame conservatory and fitted kitchen.

The good-sized garden is bounded by lap fencing having garden sheds and a summerhouse. Detached garage and ample parking space.

The accommodation, with approximate measurements, comprises:-

Sliding patio doors to

PORCH



with tiled floor, windows each side and glazed front door to

RECEPTION HALL with vinyl floor, dado rail, access to loft space and radiator.

WALK-IN CUPBOARD with shelves.

LOUNGE (17'1" x 11'6")



Timber fire surround with tiled hearth and floral side tiling housing a coal effect electric fire. Board style vinyl floor, radiator, dado rail, corner shelves and sliding patio door to the rear terrace and view to open field. Archway to

KITCHEN (11'7" x 8'10")



Range of base and wall units of cupboards and drawers, integral oven, space and plumbing for washing machine, space for fridge, work surface with inset 1.5 bowl sink and mixer tap, inset four-ring gas hob with pull out hood and extractor. Tiled floor, window, wall mounded Worcester gas boiler and part glazed door to

CONSERVATORY (9'9" x 9'9")



of uPVC frame and double glazing, French doors to terrace, oblique box profile roof and radiator.

Doors from the hall to

BEDROOM 1 (11'1" x 11'0")



Radiator, dado rail, window to side.

BEDROOM 2 (10'9" x 9'10")



Radiator, dado rail, window to front.

BEDROOM 3 (11'1" x 7'9")



Radiator, dado rail, window to side.

BATHROOM (8'11" x 7'7")



Suite of panelled bath with rail, curtain, mixer/shower taps and grab rail, hand basin and WC. Walk-in tiled shower with grab rails. Vinyl floor, radiator, window.

OUTSIDE

The property is approached by a wooden gate from Avenbury Lane to a chipping

DRIVE/PARKING AREA leading to the detached tiled roof.

GARAGE



with up and over door and window to side.
Joining uPVC frame **GARDEN SHED** with door to lawn.

The chipping area leads to the front door and side of the bungalow. Lap fences in concrete posts to Avenbury Lane and the fence with double doors separating the main garden.

THE REAR GARDEN



This is of good size bounded by lap fences in concrete posts and hedges for privacy.



Joining the bungalow there is a raised paved terrace with wrought iron fences and gate to steps.

Large lawn with fir trees each side and a silvan backdrop. Two uPVC frame sheds and a timber summerhouse. Doorway from the north fence to steps and

THE RIVER BANK

This is now overgrown but this large area runs down to the River Frome with the old stone Petty Bridge to one side. This area offers the opportunity to create a feature slope with paths overlooking the attractive river.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre take the A44 Worcester road. Just over the river bridge turn right signed Avenbury Lane and the property is the first on the right.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003368

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.