



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position on a no through road within walking distance of the town centre and the two schools.

A Spacious Three-Bedroom End of Terrace House Set in Good-Sized Gardens Front and Rear, Ample Parking, Conservatory, uPVC Frame Double Glazing and Gas Fired Central Heating.

**18 MEADOW COURT  
BROMYARD  
HR7 4UB**



*Comprising*

Porch, Hall, Cloakroom/Shower Room, Lounge, Fitted Kitchen, Dining Room, Conservatory, Landing, Three Bedrooms, Bathroom, Attractive Front Garden, Brick Paved Rear Garden/Parking Area and Shed. EPC – C

**Offers in the region of £239,950**

## 18 Meadow Court, BROMYARD HR7 4UB

**18 MEADOW COURT** is in an elevated position approached by the no through service road to the rear parking area and by a tarmac path to the front garden. It is within walking distance of the town centre, its amenities, and the two schools.



This spacious house is constructed of brick under a tiled roof and is an end of a terrace of three. It is set in good-sized gardens with the rear being approached off the no through service road to double wrought iron gates and the large brick paved parking area. The rear garden is bounded by brick and board fences for privacy and includes a timber lap shed with power. The front garden is bounded by picket fencing being approached by a tarmac pavement. It has a patio, large lawn and numerous trees.

The house has uPVC frame double glazed windows and external doors, uPVC conservatory, fitted kitchen, mains gas fired central heating to radiators and fitted carpets unless otherwise stated.

The accommodation, with approximate measurements, comprises:-

Approached off the tarmac pavement by a paved path to the

**ENCLOSED PORCH** of uPVC frame on brick walls with tile roof, windows on two sides, tiled floor and uPVC front door with leaded floral panel to

**RECEPTION HALL** Radiator, central heating thermostat, cupboard with shelves and cupboard under stairs.

**CLOAKROOM/SHOWER ROOM** Tiled floor, radiator, WC, hand basin, tiled walls, folding glazed door to built-in tiled shower with Aquatronic electric unit and grab rails.

**LOUNGE** (15'3" x 10'5") Moulded timber fireplace surround with marble inset and hearth, radiator, cornice and window to front.

**KITCHEN** (9'8" x 8'9") Range of base and wall units with oak fronts of cupboards and drawers, integral eye level double oven, integral fridge, space and plumbing for washing machine, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring gas hob with pull out hood and extractor over. Tiled floor, cornice, window to rear and door to

**DINING ROOM** (9'4" x 8'10") Radiator, cornice and uPVC sliding doors to

**CONSERVATORY** of uPVC frame with double glazing, windows front and side, half glazed door, wall lights and oblique box profile roof.

Stairs from the hall to

**LANDING** with access to insulated loft space.

**LINEN CUPBOARD** with shelves.

**BEDROOM 1** (12'1" x 10'9") Radiator, cornice, double doors to built-in wardrobe with shelves, window to front.



**BEDROOM 2** (12'11" x 9'9") Radiator, cornice, door to built-in cupboard with shelf, wide window to rear.

**BEDROOM 3** (9'3" x 8'9" max. meas.) Radiator, cornice and window to front.

**BATHROOM** White suite of panelled bath, hand basin and WC. Laminate floor, half tiled walls, wall fan heater and windows.

### **THE FRONT GARDEN**



This is of good size, L-shaped, bounded by picket fencing and attractively laid out. Paved path to front door and patio,



large shaped lawn with numerous trees and shrubs including hydrangeas, buddleia, firs and laurel. Outside light and tap.

### **THE REAR GARDEN AND PARKING AREA**



This is of good size, L-shaped being bounded by brick walls, board and lap fences for privacy. It is completely down to brick paviour comprising a car parking area, sitting area, large lap board and felt roof shed with light and power points, three fruit trees and outside tap. It is approached off the cul-de-sac estate road through double wrought iron gates.

### **COUNCIL TAX BAND - B**

### **SERVICES**

Mains electricity, gas, water and drainage.

## DIRECTIONS

From the town centre turn left in front of the community centre and then first right into Tenbury Road. Just past Co-Op turn left into Winslow Road. When the road levels out turn left into Meadow Court.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003381

### 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.