



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 within walking distance of the town centre, its amenities, and the two schools.

A Spacious Three-Bedroom House with Mains Gas Central Heating and uPVC Frame Double Glazing being the Ideal Subject for Further Improvement. Ample Car Parking, Garage and Private Rear Garden.

**6 LODON AVENUE  
BROMYARD  
HR7 4TW**



*Comprising*

Enclosed Porch, Hall, Cloakroom, 15' Lounge, Conservatory, 18' Kitchen/Dining Room, Landing, Three Bedrooms, Bathroom, Garage/Workshop, Brick Parking Area, Gardens. EPC – D

**Offers in the region of £178,000**

## 6 Lodon Avenue, BROMYARD HR7 4TW

**6 LODON AVENUE** is in an elevated position set above and back from a quiet no-through road. It is within walking distance of the town centre, all its amenities, and the primary and secondary schools.

This deceptively spacious house affords the buyer the opportunity to carry out further improvement works to have décor and fittings of choice. There is mains gas central heating from a nearly new Worcester boiler to radiators with thermostats, uPVC frame double glazing and conservatory.

Outside there is a good-sized brick paved parking area for several cars, matching drive to the attached garage/workshop. To the rear there is an enclosed garden which has a southerly aspect and being ideal for landscaping.

The accommodation, with approximate measurements, comprises:-

Brick and tile enclosed

**PORCH** with half glazed door, window, ceramic tile floor and glazed door to

**RECEPTION HALL** with laminate floor, radiator, central heating thermostat and cornice.

**CUPBOARD** with shelves.

**CLOAKROOM** WC, corner hand basin, half tiled walls, radiator and window.

**LOUNGE** (15'8" x 10'8")



Laminate floor, radiator, cornice, window to rear and glazed door to

**CONSERVATORY** (7'4" x 6'2")



of uPVC frame, double glazed windows on three sides, oblique box profile roof and door to patio. This room faces west to the rear garden.

**KITCHEN/DINING ROOM** (18'5" x 9'5") Vinyl tiled floor and cornice.

**The Kitchen Area**



Range of base and wall units of cupboards and drawers, space and point for electric cooker with extractor over, spaces for washing machine and fridge, work surface with tiled splashback and inset sink with mixer tap. Wide window to front with view through to Bromyard Downs.

**The Dining Area**



with radiator.

Carpeted stairs from the hall to

**LANDING** with carpet, radiator, picture rail and access to loft space.

**LARGE CUPBOARD** with Worcester gas fired combi-boiler.

**LINEN CUPBOARD** with shelves.

**BEDROOM 1** (12'6" x 8'9")



Fitted carpet, radiator, three doors to cupboard with hanging rails and shelves, window to rear garden.



## **BEDROOM 2** (12'6" x 9'1" av.)



Radiator, picture rail, two doors to built-in cupboards, window to front with view through to Bromyard Downs and open fields.

**BEDROOM 3** (9'9" x 6'8") Fitted carpet, radiator, picture rail and window to rear.

**BATHROOM** Suite of panelled bath, hand basin & WC. Radiator, part tiled walls, cornice and window.

**ATTACHED GARAGE/WORKSHOP** (18'1" x 9'5" plus 5'9" x 3'8") Up and over door, concrete floor, light and power points, door to rear.

## **OUTSIDE**

The property is approached off the no-through road by a wide entrance to brick paved **CAR PARKING AREA** and drive to the garage.

To one side of the parking area there is a low brick wall with wooden fence and to part of three sides stone wall style panelling. Shallow paved steps and brick retaining wall to the front door. Outside light and tap.

## **REAR GARDEN**



This has a southerly and westerly aspect being enclosed by board fences for privacy.



Paved patio, low retaining wall with three steps to concrete path, lawn, vegetable area, full width chipping area, damson, apple and pear trees.

## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX BAND - B

## DIRECTIONS

From the town centre, turn left in front of the community centre then first right into Tenbury Road. Just past Co-Op, turn left into Winslow Road and then take second left into Lodon Avenue. The property is on the right-hand side.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003386

### 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.