



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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## **NO ONWARD CHAIN**

In an elevated corner position within a quiet cul-de-sac of bungalows, walking distance of the town centre and all its amenities.

A Spacious Three-Bedroom Detached Bungalow with uPVC Frame Double Glazing and Mains Gas Fired Central Heating being the Ideal Subject for Further Improvement.

**CORNERWAYS  
1 SLING ORCHARD  
BROMYARD  
HR7 4UR**



Inset Porch, Hall/Passage, 20' Lounge, Dining Room, Study Area, Kitchen, Three Bedrooms, Bathroom with Shower, Separate WC, Attached Garage, Drive/Parking Area, Front Garden, Enclosed Rear Garden with Sunroom. EPC - D

**Offers in the region of £280,000**

**NEW PRICE**

## **Cornerways, 1 Sling Orchard, BROMYARD HR7 4UR**

**CORNERWAYS, 1 SLING ORCHARD** is in an elevated corner position within a quiet cul-de-sac of bungalows. It is within walking distance of the town centre, and all its amenities, including the Conquest Theatre and the community centre.

This three-bedroom detached bungalow, which is the ideal subject for further improvement, has uPVC frame double glazed windows, mains gas fired central heating to radiators with thermostats, fitted carpets and a bathroom with shower. Outside the soffits, drain and downpipes are all uPVC, tarmac drive/parking area and an attached garage. The gardens are primarily to the front and side of the bungalow being attractively laid out with the side garden being bounded by lap fencing for privacy.

The accommodation, with approximate measurements, comprises:-

**INSET PORCH** with quarry tile floor, front door with side window to

### **RECEPTION HALL AND PASSAGE**



Radiator, central heating thermostat, cornice and access to the insulated loft space.

**AIRING CUPBOARD** with insulated hot water cylinder and shelving.

### **LOUNGE (20'0" x 11'8")**



Wooden fireplace surround with marble style inset and hearth housing a living flame gas coal effect fire, two radiators, cornice, window to front and south facing window, four folding doors to

### **DINING ROOM (9'8" x 8'8")**



Radiator, cornice, ceiling rose, plate shelf, window to rear and wide open arch to

**STUDY AREA (9'11" x 7'5")** Radiator, cornice, ceiling rose, window to rear door to passage.

**N. B.** This room could be converted to a fourth bedroom.

**KITCHEN (10'5" x 9'10" max. meas.)**



Range of base and wall units of cupboards and drawers, spaces for appliances, cooker point, work surface with tiled splashback and inset stainless steel sink and mixer tap. Radiator, door and window to rear and the drive.

**BEDROOM 1 (12'4" x 8'1")**



Radiator, cornice, bed pull switch, full length built-in wardrobes of hanging rails, shelves and sliding doors, window to side.

## **BEDROOM 2 (10'1" x 9'1")**



Radiator, high plate shelves, cornice, spotlight track and window to front.

## **BEDROOM 3 (11'8" x 6'7") Radiator, cornice and window to front.**

## **BATHROOM**



White suite of panelled bath with side easy access door, hand basin set on a vanity unit with tiled splashback, glazed sliding doors to tiled shower with grab rail and Triton electric unit. Radiator, shelf with shaver point over, cornice and window.

## **SEPARATE WC**



Hand basin on a vanity unit with tiled splashback, grab handle and window.

## **OUTSIDE**

From the cul-de-sac an opening leads to the tarmac



## **DRIVE/CAR PARKING AREA and ATTACHED GARAGE (15'4" x 9'8")**



with double doors, concrete floor, light, power points, wall mounted gas fired boiler and door to enclosed side garden.

Attached to the rear of the garage there is a

## **GARDEN/SUNROOM (9'8" x 8'6")**



with sliding patio doors facing the enclosed garden.

## **THE FRONT GARDEN**

This is open to the cul-de-sac road with paved path to the front door and on to the door to the enclosed side garden. Large borders of shrubs and roses.

## **THE SIDE GARDEN**



This is enclosed by lap fences in concrete sleeper posts for privacy. It is attractively laid out with paved patio and paths, borders, garden shed, brick retaining wall with raised border, gate to front path, door to garage and the sliding patio doors to the garden room.

## **SERVICES**

Mains electricity, gas, water and drainage.

## **COUNCIL TAX BAND - D**

## DIRECTIONS

From the town centre turn left in front of the community centre, take the third turning on the right into Firs Orchard. At the T-junction, turn right into Winslow Road then first right into Sling Orchard.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



***Ref.*** BB003396

### 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.