



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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NO ONWARD CHAIN

In an elevated position above a short cul-de-sac road on the outskirts of Bromyard about half a mile from the town centre and all its amenities.

A Spacious Detached Two-Bedroom Bungalow with Mainly Woodgrain uPVC Frame Double Glazing, Gas Fired Central Heating from a New Boiler, Fitted Kitchen and Bathroom, Integral Garage.

6 CHERRY TREE CLOSE BROMYARD HR7 4UY



Comprising

Porch, Lounge, Inner Hall, Fitted Kitchen, Two Double Bedrooms, Bathroom, Integral Garage with Electric Roller Door, Parking Space, Attractive Gardens Front and Rear. EPC – C

Offers in the region of £280,000

6 Cherry Tree Close, BROMYARD HR7 4UY

6 CHERRY TREE CLOSE is in an elevated position above a short popular cul-de-sac road on the outskirts of Bromyard. It is about half a mile from the town centre, with all its amenities, and within walking distance of the two schools.

This spacious detached bungalow has been improved by the present owners and now includes woodgrain uPVC frame double glazed windows and external doors except for the lounge, mains gas fired central heating from a new Worcester boiler to radiators, board style flooring or fitted carpets, modern bathroom suite with shower and integral garage with electrically operated roller door.

Outside there is a tarmac parking space/drive and attractively laid out gardens front and rear.

The accommodation, with approximate measurements, comprises:-

Woodgrain part double glazed front door to

PORCH with tiled floor, hat and coat hooks, window to side and glazed door to

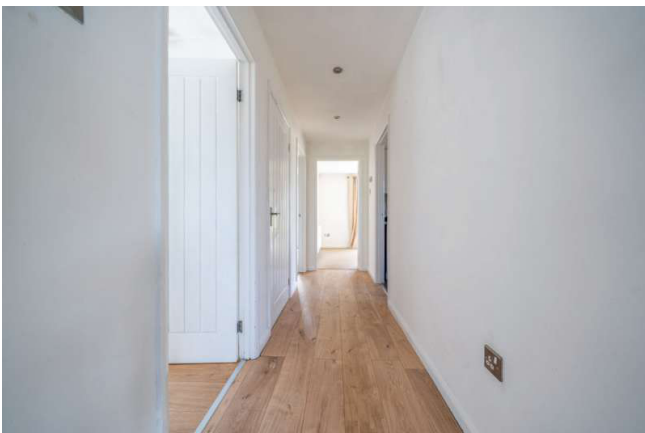
LOUNGE (14'11" x 14'1" max. meas.)



Light board style floor, two radiators, spotlight track and wood frame double glazed window to front with view through to Bromyard Downs.

Doorway to

INNER HALL



Board style floor as lounge, three inset ceiling lights, central heating thermostat and doors to

KITCHEN (10'0" x 9'2")



Range of base and wall units of cupboards and drawers, spaces for appliances, integral electric oven, work surface with tiled splashback, inset stainless steel sink with mixer tap, inset four-ring gas hob with pull out hood and extractor over. Board style laminate floor, wall mounted Worcester boiler and programmer (new March 2025), six inset ceiling lights, uPVC frame double glazed window to side.

BEDROOM 1 (14'1" x 9'8")



Fitted carpet, radiator with thermostat, ceiling spotlight track, wide uPVC frame double glazed French doors with side panels facing the attractive rear garden.

BEDROOM 2 (14'4" x 8'1")



Fitted carpet, bedroom units of wardrobes with hanging rails and shelves each side of a double bed opening. Radiator and uPVC double glazed window to rear garden.

BATHROOM



White suite of P-shaped panelled bath with side mixer shower taps, glazed screen, tiling and Triton T80 electric shower over, unit of moulded hand basin with mixer tap, shelf, cupboard, WC and concealed cistern. Light board style floor, heated ladder style towel rail, wall mirror, uPVC frame double glazed window.

AIRING CUPBOARD with insulated hot water cylinder and shelving.

Door from the lounge to

INTEGRAL GARAGE (16'5" x 8'0") Electric roller door, concrete floor, light, power point, access to loft space, uPVC frame part double glazed door to side path.

OUTSIDE

Opening from the cul-de-sac road to a tarmac **DRIVE/PARKING SPACE** and the electric garage roller door.

THE FRONT GARDEN

This is attractively laid out with path to the front door, lawn and shrubs. Gates each side of the bungalow to concrete paths both leading to the rear garden and bounded by lap fences.

THE REAR GARDEN



This is attractively laid out having a south and west aspect being bounded by lap fences in concrete sleepers and uprights for privacy. Wide decking area, low brick retaining wall with steps each side to a path, shaped lawn, stoned sitting area and borders of shrubs.

Timber garden shed with windows, door and worktop.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - C

DIRECTIONS

From the town centre, turn left in front of the community centre and proceed up Old Road. Take the third turning on the right into Firs Orchard. At the T-junction, turn left into Winslow Road and then second right into Cherry Tree Close. The property is on the left-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003426

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.