



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position set well back from the main road being separated by an attractive grass amenity area and the cul-de-sac road. Walking distance of the town centre, its amenities, and the two schools.

A Fully Modernised Spacious Three-Bedroom Semi-Detached House with Full Mains Gas Central Heating, uPVC Frame Double Glazing, Fitted Kitchen and AGA Wood Burning Stove.

**14 BAYNHAM CLOSE
BROMYARD
HR7 4EJ**



Comprising

Porch/Utility, 16' Dining Kitchen, 19' Lounge, Cloaks Area, Cloakroom, Landing, Three Bedrooms, Bathroom, Attractive Gardens Front and Rear, Car Parking Area. EPC – D

Offers in the region of £260,000

14 Baynham Close, BROMYARD HR7 4EJ

14 BAYNHAM CLOSE is in an elevated south facing position within walking distance of the town centre, with all its amenities, and the two schools. It is set well back from the Leominster road separated by an attractive grass amenity area and the cul-de-sac road.

The house has been improved and modernised over the last nine years by the present owners to include:-

- Complete electrical rewiring
- Completely replumbed
- Accommodation refigured to give a downstairs cloakroom and first floor bathroom
- Full central heating system from a gas boiler
- Fitted kitchen units in light oak
- uPVC frame double glazing
- AGA wood burning stove in lounge
- Oak style internal doors
- Fitted carpets or vinyl flooring

About three years ago the roof was stripped, felted, battened and tiles put back on. The roof structure is now ideal for solar panels on the south side.

The front and rear gardens are attractively laid out with lawns, decking and a rear terrace with wrought iron railings.

To the rear there is a stoned parking area for at least two cars.

Part glazed front door to

PORCH/UTILITY (9'5" x 5'8") Base unit of cupboards, space for washing machine, work surface with inset stainless steel sink and swan neck mixer tap. Space for appliances, vinyl floor, window and part glazed door to

DINING KITCHEN (16'7" x 10'0")



Base and wall units with light oak fronts of cupboards and drawers, integral electric cooker, space for dishwasher, work surface with splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring gas hob with stainless steel chimney style extractor over.



Vinyl floor, radiator, window to rear terrace and door to

LOUNGE (19'10" x 9'9" incl. stairs)



Inset fireplace opening with AGA wood burning stove on a stone hearth, radiator, window and French doors to the south facing front garden.

Door from kitchen to

INNER CLOAKS AREA with hat and coat hooks, door to

CLOAKROOM



WC, hand basin with tiled splashback, radiator, vinyl floor and window.

Stairs from the lounge to

LANDING with window to side and opening to cupboard housing the gas fired boiler.

BEDROOM 1 (11'6" x 9'9")



Full width white and mirror fronted sliding doors to built-in wardrobe with hanging rails. Radiator and two south facing windows.

BEDROOM 2 (10'0" x 9'6" plus entrance)



Radiator, window with views over to open fields to Clee Hill. Access, by a wooden pull down ladder, to insulated loft space with light and power.

BEDROOM 3 (9'10" x 6'9") Radiator, shelves and window with views over to open countryside.

BATHROOM



White suite of P-shaped panelled bath, tiling, glazed screen and shower over, WC, hand basin set into a vanity unit with cupboard, tiled shelf and illuminated mirror. Vinyl floor, ladder style towel rail/radiator, extractor and window.

OUTSIDE

The property is approached by a cul-de-sac road which extends around the neighbouring property to a shared turning area and the



PARKING SPACE for two cars.

THE FRONT GARDEN



This has a pedestrian gate from the cul-de-sac road to a shared path and the south facing lawn and decking area.

THE REAR GARDEN



This is approached through a pedestrian gate from the parking area to two attractive terraces with a stone style paved path. The lower area has lawn bounded on two sides by hedges.



A stone style paved sloping path with wrought iron railings each side leads to the upper terrace again of stone style paving, wrought iron railing, wood store, outside light, tap and door to porch.



To the side of the house there is a full depth timber frame covered **STORE AREA** with paving, electric points and doors to the front path.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre take the A44 Leominster road. Just past the Hereford road, turn right into Baynham Close. Follow this road around to the rear to the parking area.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003430

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.