



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In a south facing position set well back from the road beyond a parking area and front garden. Within walking distance of the shop at Flaggoners Green, the town centre, and the two schools.

An Extended Fully Modernised Three-Bedroom Semi-Detached House with Woodgrain uPVC Double Glazing, Mains Gas Fired Central Heating, Superb Fitted Kitchen, Wood Burner, Large Car Parking Area and Attractive Garden.

**8 BAYNHAM CLOSE  
BROMYARD  
HR7 4EJ**



*Comprising*

Hall, Open Plan Lounge/Dining Room, Conservatory, 15' Breakfast Kitchen, Utility, Bathroom, Landing, Three Bedrooms, Shower Room, Large Parking Area, Rear Terrace with Sheds. EPC – C

**Offers in the region of £315,000**

**NEW PRICE**

## **8 Baynham Close, BROMYARD HR7 4EJ**

**8 BAYNHAM CLOSE** is in a south facing position set well back from the Leominster road beyond the large car parking area and the front garden. It is within walking distance of the convenience shop at Flaggoners Green, the town centre with all its amenities, and the two schools.

The present owner has improved and extended the house and it now has woodgrain uPVC double glazed windows and external doors, mains gas fired central heating from a combi-boiler to radiators with thermostats, superb fitted kitchen with granite work surfaces, open plan lounge/dining room with wood burner, conservatory, cavity wall and loft insulation.

Outside there is a large car parking area, front garden of paths and lawn, rear paved and decking terraces and three work sheds.

The accommodation, with approximate measurements, comprises:-

Front door with leaded lights and side window to

**HALL** with board floor, radiator, cornice and door to

Part glazed door from hall to

**OPEN PLAN LOUNGE/DINING ROOM** divided by a wide chimney breast.

**DINING AREA** (12'8" x 9'4" av.)



Light wood board floor, radiator, full width built-in unit of shelves with cupboards under, cornice, former window with coloured leaded light.

**LOUNGE** (16'10" x 10'8")



Central chimney breast and fireplace opening housing a circular wood burning stove with slate tile surround. Two radiators, fitted carpet, cornice, door to walk-in cupboard with shelves, south facing window and French doors to

## **CONSERVATORY (9'10" x 9'2" max.)**



of uPVC frame on low brick walls with plastered solid roof, French doors to front garden, laminate floor, radiator, light/fan and power points.

Glazed double doors from the dining area to

## **BREAKFAST KITCHEN (15'3" x 13'3")**

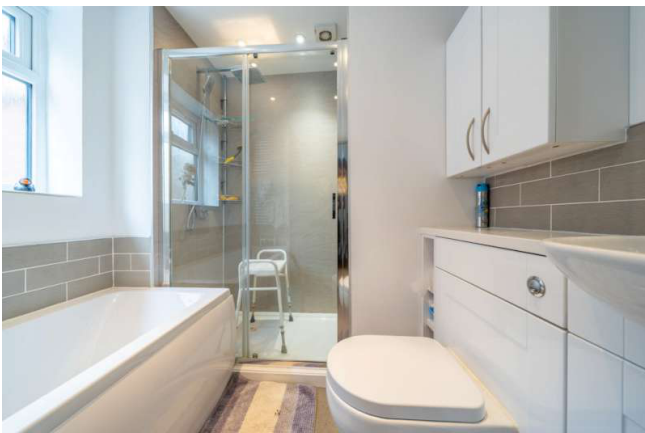


Range of base and wall units of cupboards and drawers with white fronts, integral eye level double oven fitted in April 2025, integral dishwasher, large opening for a fridge freezer, granite worktops with splashbacks, inset stainless steel sink and mixer tap, inset five-ring gas hob with stainless steel chimney style extractor over. Matching island unit of cupboards, drawers and breakfast bar. Floor covering and splashbacks fitted three years ago. Two radiators, inset ceiling lights, Velux roof light, light/fan, wide window to the rear and part glazed door to garden.

Door to

**UTILITY (9'3" x 5'8")** Base and wall units with light maple fronts of cupboards, space for fridge, spaces and plumbing for appliances, work surface with tiled splashback. Board floor, radiator, cornice, extractor, inset shoe rack, hat and coat hooks.

## **BATHROOM**



White suite fitted 5 years ago of panelled bath with tiling and mixer taps over, vanity unit in white gloss of cupboards and drawers, inset sink with mixer tap and illuminated mirror over, WC with concealed cistern, matching wall cupboard. Sliding glazed door to double shower with wet board walls, tower soap holder, rainwater and hand held heads. Vinyl floor, ladder style heated towel rail/radiator, inset ceiling lights, Dimplex wall fan heater, extractor and window.

Carpeted stairs from the hall to

**LANDING** Fitted carpet, radiator, cornice, window, access by a pull down aluminium ladder to insulated loft space. Doors to

### **BEDROOM 1 (13'10" x 9'8")**



Fitted bedroom units of wardrobes with hanging rails and shelves, opening for double bed with cabinets and display shelves each side and cupboards over, matching five-drawer chest and shelf over. Fitted carpet, radiator, cornice, light/fan, two windows to front.

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



Fitted carpet, radiator, cornice, door to built-in wardrobe of hanging rail and shelf, window to rear with view through to fields.

### **BEDROOM 3 (8'5" x 6'11" max. meas.)**



Fitted carpet, radiator, cornice, window to rear.

### **SHOWER ROOM**



White suite of hand basin with illuminated mirror over, WC and built-in shower with folding glazed doors and Mira unit. Tiled floor, radiator, wall cupboard, inset lights and window.

**LINEN CUPBOARD** with shelves.

## **OUTSIDE**



From the road there is a curved brick wall and double gates to the **TARMAC CAR PARKING AREA** for several cars.

Lap board fence and opening to the

**FRONT GARDEN** Wide stone style paved path with lawn, borders and board fencing each side. Low brick walls with border of shrubs, paved patio and path to side of house and front door. A brick wall and wrought iron gate to paved path, kitchen door and

## **THE REAR GARDEN**

This is bounded each side by board fences in sleeper uprights for privacy. Full width paved patio fronted by a low wall and opening to a full width decking area. Doors to



**TWO TIMBER WORK SHEDS** with light, power and shelves.

Off the paved patio, and joining the house, there is a **STORE ROOM** with shelves, the Worcester combi gas fired boiler, light and power.

## **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 turn, the property is on the right just before Baynham Close.

## **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003433

#### 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.