



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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In an elevated position towards the end of a quiet cul-de-sac close to the shop at Flaggoners Green and about half a mile from the town centre and all its amenities.

A Spacious Detached Bungalow with uPVC Double Glazing, Gas Fired Central Heating, Conservatory and Fitted Kitchen.

**FAIRHOLM  
17 HATTON PARK  
BROMYARD  
HR7 4EY**



*Comprising*

Porch, Hall, 16' Lounge, Dining Kitchen, Conservatory, Double Bedroom 1 with Fitted Units, Double Bedroom 2, Shower Room, Loft & Loft Room, Parking, Single Garage, Attractive Mature Gardens. EPC – D

**Offers in the region of £275,000**

## Fairholm, 17 Hatton Park, BROMYARD HR7 4EY

**FAIRHOLM, 17 HATTON PARK** is in an elevated position towards the end of a popular cul-de-sac road. There is a convenience shop and bus stop at Flaggoners Green just a short walk away. The town centre, with all its amenities, is about half a mile.



This spacious bungalow sits in a lovely mature garden with a silvan backdrop. It has full mains gas fired central heating to radiators with thermostats, uPVC frame double glazed windows, conservatory and external doors, fitted kitchen, conservatory facing the attractive rear garden, fitted carpets or vinyl flooring, loft space and room approached by an aluminium pull down ladder. Outside there is parking and an attached single garage with electric door.

The accommodation, with approximate measurements, comprises:-

Glazed door to

**PORCH** and front door to

**HALL**



with radiator, cornice, central heating thermostat, door to cupboard.

**BOILER CUPBOARD** with gas fired combi-boiler.

**LOUNGE** (16'8" x 11'11")



Inset living flame coal effect mains gas fire, shelves to side of chimney breast, radiator, cornice, large window to floor level facing the front garden.

### **DINING KITCHEN (13'3" x 11'4")**



Range of base and wall units with limed oak fronts of cupboards and drawers, integral eye level oven with microwave over, integral fridge and freezer, washing machine and dishwasher, work surface with tiled splashback, inset stainless steel sink and mixer tap, inset four-ring gas hob with pull out hood and extractor over. Radiator, window, vinyl floor and door to

### **CONSERVATORY (13'5" x 7'11")**



of uPVC frame double glazing on half brick walls, vinyl flooring, sliding patio doors to rear garden, exposed brick work on two walls. The windows face the attractive private rear garden.

### **BEDROOM 1 (16'1" x 10'9")**



Range of fitted bedroom units with light maple fronts of two wardrobes, space for double bed, cabinets each side and cupboards over. Matching corner unit of dressing table with kneehole, upholstered seat and drawers. Radiator, cornice, window to rear garden.

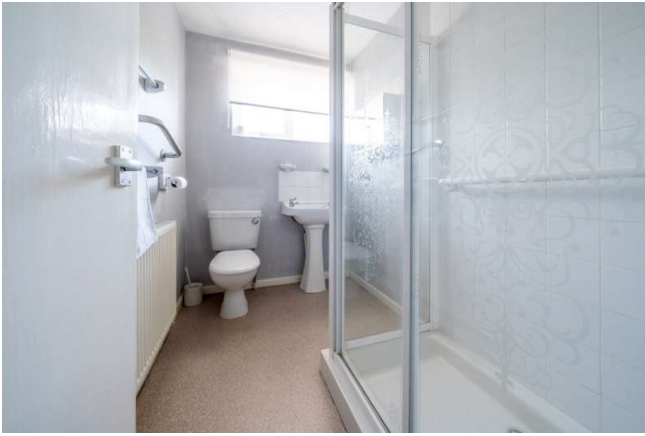
### **BEDROOM 2 (14'5" x 11'11")**



Radiator, cornice, window to front.



## **SHOWER ROOM**



White suite of hand basin with splashback, WC and double shower cubicle with sliding door and grab rail. Radiator, medicine cabinet, Dimplex electric wall/fan heater, window.

From the hall a hatch and pull down aluminium ladder to

**LOFT SPACE** of board floor and light. Door to enclosed

**LOFT ROOM** (11'8" x 9'11") Radiator, light, power point and window to side (not double glazed).

## **OUTSIDE**

Opening from the cul-de-sac road to a tarmac and concrete

## **DRIVE/PARKING SPACE**

**ATTACHED GARAGE** with electrically operated roller door, concrete floor, light, power points and door to rear.

## **FRONT GARDEN**



This is attractively laid out being bounded by a hedge and lap fence for privacy. It has a southerly aspect with shaped lawn bounded by borders of shrubs and trees. Side access to rear garden.



## REAR GARDEN



This is enclosed by lap fences with a silvan backdrop. It has an L-shaped stone style paved patio, arch, lawn, path, borders of mature shrubs and access to the rear garage door. Outside tap and power point.

## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX BAND - D

## DIRECTIONS

From the town centre take the A44 Leominster road. At Flaggoners Green, and just before the Morrisons shop, turn left into Hatton Park. The property is on the left.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



**Ref.** BB003437

### 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.