



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position within walking distance of the town centre, all its amenities, and the two schools.

A Deceptively Spacious Extended End of Terrace Four-Bedroom House to Include a Loft Conversion to a Bedroom and Garage Conversion to a Dining Room, uPVC Frame Double Glazing, Gas Fired Central Heating and Nearly New Bathroom with Shower.

**89 WINSLOW ROAD  
BROMYARD  
HR7 4UG**



*Comprising*

Hall, Fitted Kitchen, Inner Hall, 18' South Facing Lounge, Dining Room, Cloakroom, Landing, Three Bedrooms, Bathroom, Second Floor Landing, Fourth Bedroom, Parking on Front, Good-Sized South Facing Rear Garden with Side Access. EPC - D

**Offers in the region of £275,000**

**89 WINSLOW ROAD**



is in a residential area on the edge of Bromyard within walking distance of the town centre, all its amenities, the primary and secondary schools. This end of terrace house has been extended into the garage and a loft conversion to provide spacious accommodation. It has cavity wall insulation, full mains gas fired central heating to radiators, uPVC frame double glazed windows and exterior doors. In 2024 the bathroom was renewed to include a cubicle shower. Outside there are two car parking spaces and an enclosed south facing rear garden with side access.

The accommodation, with approximate measurements, comprises:-

Front door to

**RECEPTION HALL** Ceramic tile floor, full width built-in cupboard with pine fronts and plumbing for an automatic washing machine and tumble drier, window to front, glazed door and window to

**KITCHEN** (10'9" x 9'6")



Range of base and wall units with pine fronts of cupboards and drawers, space and point for cooker, space for fridge, work surface with slate style splashback, inset sink with mixer tap. Ceramic tile floor, radiator, cornice, space under stairs. Glazed door to

**DINING ROOM** (16'3" x 7'10") Radiator, laminate floor, spotlight track, window to front, sliding door to

**CLOAKROOM** Hand basin with tiled splashback, WC, extractor.

Door from the kitchen to

**INNER HALL** with central heating thermostat.

## LOUNGE



Wood style laminate board floor, point for gas fire, radiator, cornice, dado rail, French doors with windows each side to the south facing rear garden.

Stairs from the inner hall to

## LANDING



with dado rail and window to side.

**AIRING CUPBOARD** with central heating boiler, insulated hot water tank and shelving.

## BEDROOM 1 (13'7" x 9'10")



Radiator, laminate floor, cornice, south facing window to rear.

### **BEDROOM 2 (13'8" x 7'10")**



Radiator, laminate floor, cornice, south facing window to rear.

### **BEDROOM 3 (9'10" x 8'0")**



Radiator, laminate floor, window to front, door to built-in wardrobe with hanging rail and shelf.

### **BATHROOM**



White suite fitted in 2024 of panelled bath with mixer shower taps, gloss vanity unit of cupboards and drawers, inset hand basin with mixer tap, WC with concealed cistern. Corner glazed shower cubicle with wet board walls and Triton T80 shower, vinyl floor, half wet board walls, ladder style towel rail/radiator, window.

Stairs from the landing to

**SECOND FLOOR LANDING** with laminate floor, double doors to large walk-in cupboard, double doors to built-in wardrobe of hanging rail and shelves.



## **L-SHAPED BEDROOM** (13'7" x 13'0" max. meas.)



Laminate floor, radiator, inset ceiling lights,



Velux roof light and window to rear with



views to open fields and Malvern Hills.

## **OUTSIDE**

To the front is a wide opening to two chipping parking spaces, central paved path and steps through a retaining wall to the front door. Door to side path with outside tap.

## THE REAR GARDEN



This is south facing and bounded by lap fences for privacy. Full width paved patio, paths, borders of shrubs and climbers, central lawn, three timber garden sheds.

## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX BAND - C

## DIRECTIONS

From High Street, turn left in front of the community centre, proceed up Old Road taking third turning on the right into Firs Orchard. At the T-junction, turn right into Winslow Road and the property is on the right-hand side just past Sling Orchard.

## VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

**Ref.** BB003442

### 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.