



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated position set back from the road being within walking distance of the shop at Flaggoners Green and the two schools.

A Spacious Detached Four-Bedroom House with Woodgrain uPVC Double Glazing, Mainly Gas Fired Central Heating, Solar Panels, Burglar Alarm, Fitted Kitchen, Carpets, Attached Garage with Electric Door, South Facing Rear Garden.

**303 WINSLOW ROAD
BROMYARD
HR7 4TX**



Comprising

Hall, Cloakroom, Lounge, Dining Room, Kitchen, Landing, Four Bedrooms, Shower Room, Attached Garage, Parking, Attractive Mature South Facing Rear Garden. EPC – C

Offers in the region of £285,000

NEW PRICE

303 WINSLOW ROAD



is in an elevated position, set well back from the road, within walking distance of the convenience shop at Flaggoners Green and the two schools.

The town centre, with all its amenities, is about half a mile. This spacious house has woodgrain uPVC frame double glazed windows and external doors, gas fired central heating from a combi-boiler to radiators in each room except for the dining room and two rear bedrooms which have electric radiators, fitted kitchen and fitted carpets.

The solar tubes on the roof provide hot water to a tank in the loft which backs up the water heating. Any surplus energy feeds into a meter in the garage and then into the National Grid for which a payment is made.



Outside there is a brick pavioured drive and parking area, attached garage and attractive gardens front and rear.

The accommodation, with approximate measurements, comprises:-

Glazed front door with side panel to L-shaped

RECEPTION HALL with radiator.

STORE CUPBOARD with shelves.

CLOAKROOM WC, hand basin, laminate floor, shelves, Valliant combi-boiler, plumbing for washing machine, window.

LOUNGE (16'4" x 10'8" max. meas.)



Large radiator, two wall lights, picture window to front, door to

DINING ROOM (14'1" x 9'2")



Laminate floor, electric panel radiator, south facing sliding patio doors to rear garden, door to

KITCHEN (13'8" x 8'10")



Range of base and wall units of cupboards and drawers, integral eye level double oven, space for dishwasher, work surface with tiled splashback, inset stainless steel 1.5 bowl sink, inset 4-ring gas hob with extractor over. Vinyl floor, radiator, spotlight, window to rear garden, door to hall and door to side path.

Stairs from the hall to spacious

LANDING with window, access to loft space by a pull-down ladder

LINEN CUPBOARD with shelves.

BEDROOM 1 (14'0" x 10'7")



Electric radiator, window to rear garden.

BEDROOM 2 (10'5" x 10'1")



Radiator, hand basin with tiled splashback and shelf, large double sliding doors to built-in wardrobe of hanging rail and shelves, window to front.

BEDROOM 3 (12'11" x 8'2")



Electric radiator, window to rear.

BEDROOM 4 (10'0" x 6'2")



Radiator, shelves to one wall, window to front.

SHOWER ROOM (6'9" x 5'6")



White suite of hand basin and WC, full width shower tray with glazed screen and Triton unit. Vinyl floor, wet board walls, shaving light, electric heated towel rail, window.

ATTACHED SINGLE GARAGE with electric roller door, concrete floor and electrics.

OUTSIDE

Opening from the road to a brick pavioured **DRIVE AND PARKING AREA**.

THE FRONT GARDEN

This is attractively laid out having mature trees and shrubs in shaped borders with natural stone or brick edging. Outside light. A paved path leads along the side of the house to the front door, wicket gate and kitchen door.

THE REAR GARDEN



This is attractively laid out, mature and south facing being bounded by lap or timber fencing. Paved patios and paths, shaped lawn, borders of shrubs and water feature.

A trellis fence and opening to lower area of board fitted vegetable plots, stone edge island border of shrubs, apple tree and tree, paved paths.

To the side of the house a path to a brick garden storeroom.

DIRECTIONS

From the town centre take the A44 Leominster road. After passing the Morrions shop at Flaggoners Green and the lights, turn right into Winslow Road. The property is on the right-hand side as you take the right handed bend in the road.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003454

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.