



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position with views from the front to open fields. Within walking distance of the town centre, all its amenities, and the two schools.

A Well-Presented Spacious Three-Bedroom Semi-Detached House with Mains Gas Central Heating, uPVC Frame Double Glazing, Modern Fitted Kitchen, Attached Garage and Attractive Gardens.

**57 WINSLOW ROAD
BROMYARD
HR7 4TN**



Comprising

Porch, Reception Hall, Cloakroom, Lounge, Breakfast Kitchen, Rear Hall, Storeroom, Landing, Three Bedrooms, Shower Room, Garage and South Facing Rear Garden. EPC – D

Offers in the region of £220,000

57 Winslow Road, BROMYARD HR7 4TN

57 WINSLOW ROAD



is in an elevated position with views from the front garden to open fields and a south facing rear garden. It is within walking distance of the town centre, all its amenities, and the two schools.



The house, which is in good order, has full mains gas fired central heating to radiators, uPVC frame double glazed windows and external doors, modern kitchen units with gloss fronts, fitted carpets or vinyl flooring.

The front and rear gardens are attractively laid out and tidy. Ample parking leading to the attached garage.

The accommodation, with approximate measurements, comprises:-

PORCH of uPVC frame double glazing with glazed door and quarry tile floor. uPVC frame front door with side panel to spacious

RECEPTION HALL



Board style vinyl floor, radiator, central heating thermostat.

CLOAKROOM WC, corner hand basin with tiled splashback, radiator, grab handles and window.

LOUNGE (14'6" x 10'9")



Fitted carpet, radiator, south facing window to rear garden. Door to

REAR PORCH Fitted carpet, glazed door to rear garden.

WALK-IN STOREROOM

BREAKFAST KITCHEN (15'7" x 15'7" max. meas.)



Range of modern base units with gloss fronts of cupboards and drawers, space and plumbing for washing machine, space and point for cooker, spaces for tumble drier, fridge/freezer, granite style work surfaces with tiled splashback, inset stainless steel sink and mixer tap. Wall mounted Worcester boiler.



Tile style vinyl floor, radiator, two spotlight tracks, window to front. Door to

PANTRY with shelves.

Carpeted stairs with handrails each side from the hall to

LANDING Fitted carpet and access to insulated **LOFT SPACE**.

AIRING CUPBOARD with insulated hot water cylinder and shelving.

BEDROOM 1 (12'6" X 10'1" av.)



Board style vinyl floor, radiator, space for wardrobe, window to front.

BEDROOM 2 (13'9" x 8'5" plus entrance)



Board style vinyl floor, radiator, window to rear.

BEDROOM 3 (9'6" x 9'0")



Fitted carpet, radiator, window to rear.

SHOWER ROOM/WET ROOM Shower area with low enclosure, rail, curtain, grab handle, Mira unit and drain in floor. Hand basin and WC. Radiator, fully tiled walls, Vent Axia extractor, Dimplex wall heater and window.

OUTSIDE

Double wrought iron gates to the **TARMAC DRIVE/PARKING AREA** with brick wall to side.

ATTACHED SINGLE GARAGE (21'10" x 9'5" max. meas.) Up and over door, concrete floor, light, power points and half glazed door to rear.

FRONT GARDEN



This has a brick wall to the front and a trimmed hedge to the side and views to open fields. Lawn, borders of shrubs and paved path to front door.

THE REAR GARDEN



This is south facing, attractively laid out and bounded by board fences.



Paved patio with low retaining wall and steps with lawns each side. Brick edged border and natural stone corner feature.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From High Street, turn left in front of the community centre and first right into Tenbury Road. Opposite Co-Op, turn left into Winslow Road. Proceed up the hill and the property is on the left-hand side - see 'For Sale' board.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003456

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.