



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

In an elevated position on a cul-de-sac road within walking distance of the town centre, its amenities and the two schools.

A Spacious Three-Bedroom Semi-Detached House being the Ideal Subject for Further Improvement. Full Mains Gas Central Heating, uPVC Double Glazing, Fitted Carpets or Floor Covering and Attached Garage.

**7 LODON AVENUE  
BROMYARD  
HR7 4TW**



*Comprising*

Hall, Lounge, Dining Room, Kitchen, Cloakroom, Landing, Three Bedrooms, Bathroom, Attached Garage, Parking and Attractive Gardens. EPC - D

**Offers in the region of £180,000**

## 7 Lodon Avenue, BROMYARD HR7 4TW

**7 LODON AVENUE** is in an elevated position on a quiet cul-de-sac road with views from the rear through to open fields. It is close to the Kempson Players recreation area and various footpaths. The town centre, its amenities and the two schools, are all within walking distance. The house, is the ideal subject for further improvement and decoration. It has full mains gas fired central heating to radiators with thermostats, uPVC frame double glazed windows and external doors, fitted carpets, laminate or floor covering. Outside there is an attached garage, parking and attractive gardens, front and rear.

The accommodation, with approximate measurements, comprises:-

Porch and part glazed front door to

**RECEPTION HALL** with laminate floor, radiator and central heating thermostat.

**CLOAKROOM** with WC, corner hand basin, with tiled splash back, ladder style towel rail / radiator, shelf and window.

**WALK-IN CUPBOARD** with shelf.

**LOUNGE** (12'1" x 11'6")



Radiator, carpet, and picture, window to front.

**DINING ROOM** (11'6" x 9'6" plus entrance)



Laminate floor, radiator, door to walk-in store cupboard, door to cupboard with shelves, window and part glazed door to rear garden.

**KITCHEN (8'7" x 7'10")**



Range of base and wall units with light wood fronts of cupboards and drawers, space and point for gas cooker, space and plumbing for washing machine, space for fridge, work surface with tiled splash back, inset sink with mixer tap. Laminate floor, radiator with cover, spot light on dimmer switch, wall mounted Worcester boiler, window to rear.

Carpeted stairs from the hall to

**LANDING** with carpet and access to insulated loft space.

**LINEN CUPBOARD** with shelving.

**BEDROOM 1 (14'8" x 8'10" plus access)**



Radiator, carpet and window to front.

**BEDROOM 2 (11'7" x 9'0")**



Radiator, carpet, large built-in wardrobes with hanging rail and cupboards over,



window to rear with views through to Bromyard Downs and open fields.

### **BEDROOM 3 (9'2" x 8'8")**



Radiator, carpet and window to front.

### **BATHROOM**



White suite of panelled bath with tiling, rail, curtain and Triton electric shower over, WC and hand basin with tiled splash back and shelf. Radiator, vinyl floor, medicine cabinet and window.

### **OUTSIDE**

Access from the cul-de-sac road to a tarmac **DRIVE / PARKING AREA**.

**ATTACHED GARAGE** with up and over door, concrete floor and door to rear.

### **THE FRONT GARDEN**

Brick wall to the pavement, shaped lawn and path to the front door.

### **THE REAR GARDEN**

This is south and east facing and attractively laid out.





Full width paved terrace, steps to path and lawn.



To the end of the garden there is a board fence in concrete posts with a gate to a shared rear path. Views to the side to open fields.

### **SERVICES**

Mains electricity, gas, water & drainage.

### **COUNCIL TAX BAND - B**

### **DIRECTIONS**

From the High Street turn left in front of the community centre and first right into Tenbury Road. Turn left into Winslow Road opposite Countrywide and Lodon Avenue is second on the left.

### **VIEWING**

Strictly by prior arrangement with the Agent on 01885 482171.

**Ref.** BB002518

#### **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.