BARRY Bufton
ESTATE AGENT • AUCTIONEER • VALUER
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In an elevated south facing position on a quiet lane looking to the historic church and churchyard. Within easy level walking distance of the town centre and all its amenities.

An End of Terrace Two-Bedroom House being the Ideal Subject for Further Improvement or Extension, Subject to Planning. uPVC Double Glazing, Carport, Parking, Attractive Front Garden.

31 CHURCH LANE
BROMYARD
HR7 4DZ

Comprising

Hall, Lounge, Kitchen, Bathroom, Landing, Two Bedrooms, Carport, Mature Front Garden of Brick Patio, Lawn and Borders. EPC - E

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31 Church Lane, BROMYARD HR7 4DZ

31 CHURCH LANE is in an elevated south facing position joining a quiet lane and looking to the historic church and churchyard with its many trees. It is within easy close level walking distance of the town centre, all its amenities, and the bus stop for the regular Hereford/Worcester service. This period house is at the end of an attractive terrace and is the ideal subject for further improvement or extension, subject to planning. It has uPVC frame double glazed windows, some of which are less than two years old, fitted carpets or vinyl floor covering and fitted kitchen.

Outside there is a tarmac parking area, attached carport and good-sized attractive south facing garden of brick patio, lawns and borders.

The accommodation, with approximate measurements, comprises:-

Part glazed uPVC frame door to enclosed

PORCH of uPVC frame on half brick walls with views to the south over the garden to the churchyard. Quarry tile floor and glazed door to

HALL with hat and coat hooks, door to

LOUNGE/DINING ROOM (20'4" x 14'0" max. meas.)

Fitted carpet, arched opening, window to south looking over the attractive garden to the historic church, circular window to side, night storage heater, door to walk-in cupboard under stairs, glazed door to

KITCHEN (15'3" x 9'1")

Range of base and wall units of cupboards, integral electric cooker, space and plumbing for appliances, work surface with inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring electric hob. Vinyl floor, wide window to rear and half glazed door to side and the carport.

Door from the hall to

BATHROOM (9'1" x 6'10") White suite of panelled bath with mixer shower tap, hand basin and WC. Vinyl floor, half tiling to two walls, Newlec wall fan heater, window.

Carpeted stairs from the hall to

LANDING with side window to churchyard, hat and coat hooks.

BEDROOM 1 (12’2” x 9’6” max. meas.)

Fitted carpet, night storage heater, bed pull switch, door to walk-in cupboard with hot water cylinder, immersion heater, window.

South facing window with views to the church and churchyard.

BEDROOM 2 (15’6” x 10’0” max. meas.) Fitted carpet, access to roof space, window to rear.

OUTSIDE
A wide opening from the lane leads to a tarmac parking area and the steel frame with flat roof **CARPORT**.

Steps to the side door and path, with holly hedge, to side leading to the front.

THE FRONT GARDEN

This is of good size, attractively laid out, mature and bounded by a hedge, paling and lap fences.

Full width brick patio with low brick wall and step to paved path, lawns, border of shrubs and fir trees. A wicket gate leads to Church Lane. From this south facing area, there are views to the church and churchyard with its many trees.

CAR PARKING SPACE

To the south of the garden and beyond the picket fence and gate, there is this additional car parking space.

SERVICES
Mains electricity, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS
From the High Street, turn right in front of the community centre into Cruxwell Street. Take the first left into Church Lane and follow this round to the rear of the church and the property is on the left-hand side.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003511

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.