



Freehold House - Detached

303 WINSLOW ROAD, BROMYARD, HR7 4TX

£285,000

FEATURES

- 4 Bedroom Detached House
- Double Glazing & Solar panels
- Off Road Parking and Garage
- Attractive, well laid out, South Facing Rear Garden
- Recently Decorated Throughout, with New, Fitted Carpets
- No Onward Chain



4 Bedroom House - Detached located in Bromyard

The Property

Fantastic opportunity to purchase this well-proportioned 4 bed detached house situated in a popular residential location in Bromyard, with no onward chain!

Approached via a brick pavior driveway with access to the garage and a pathway to the main entrance.

Main Entrance Hall

A double glazed wood-effect uPVC main entrance door with side light leads into the good sized hall area with radiator, smoke alarm, wood-effect vinyl flooring and 2 ceiling lights.

WC/Utility

With wash-hand basin, low level WC, gas fired Vaillant combi-boiler, space and plumbing for washing machine, obscure double glazed window to the side, wood effect vinyl flooring, mirror, ceiling light.

Small storage cupboard.

Kitchen

A good range of wood/hessian-effect base and wall units comprising cupboards and drawers and a tall larder/storage cupboard, AEG double oven, dishwasher, fridge, ample work surfaces with tiled splashbacks, 1 1/4 stainless steel sink, 4-ring Hotpoint gas hob with extractor over, display shelf, space for an upright fridge/freezer radiator, LED strip light, vinyl floor, double glazed window to rear, door to the hallway and double glazed exterior door to the side aspect. A door leads to the

Dining Room

Generously sized, with wood effect laminate flooring, thermostatically controlled electric radiator, ceiling light, large double glazed sliding patio doors to the rear garden and door to

Lounge

With new, fitted carpet, radiator, ceiling light, wall lights and large double glazed window to front aspect.

Stairs lead up from the hallway to the

Landing

With double-glazed window to side, attractive oak banister and spindles, new, fitted carpet, 2 ceiling lights, smoke alarm, loft hatch with ladder and useful linen/storage cupboard with shelves. Doors to

Bedroom 1

Spacious double room with thermostatically controlled electric radiator, ceiling light, fitted carpet and double-glazed window overlooking the rear garden.

Bedroom 2

Good sized double room with radiator, double-glazed window to front aspect, large built-in wardrobe with sliding doors, shelves and hanging rails, new, fitted carpet, ceiling light.

Bedroom 3

Another double room with thermostatically controlled electric radiator, double-glazed window overlooking the garden, new, fitted carpet, ceiling light.

Bedroom 4

Single bedroom or potential home office/study with radiator, double-glazed window to front, new, fitted carpet, ceiling light.

Shower Room

Fully lined with waterproof aqua board, large walk-in shower with Triton electric shower, pedestal wash-hand basin, low-level WC, electric light/shaver point, ceiling light, mirrors, vinyl floor covering, electric chrome towel rail and obscure double-glazed window to side.

Outside

At the front of the property there is a smart paved driveway with parking for up to 3 cars, flower/shrub borders edged with stone and front facing GARAGE with remote controlled electric roller shutter door, gas meter, fuse box and inverter for solar panels.

A side pathway with picket fencing, leading to the main entrance door and to the rear garden via a wooden gate. There is automatic and manual lighting to the

front, side and rear of the house and a useful water tap situated near the exterior kitchen door. The sheltered south-facing rear garden is attractively laid out with lawn, a small water feature, flower/shrub borders and two sunny patio areas, perfect for lounging, entertaining and alfresco dining. Beyond the trellis, an archway leads to a further generous plot currently laid out with raised beds and several dwarf apple trees. There is a brick built shed attached to the side of the house, with mains lighting and electric sockets, providing additional useful storage space or a workshop area.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating and electric panel heaters. Solar panels provide both hot water to a tank in the loft and generate electricity which is fed to the grid.

Outgoings

Water and drainage rates are payable.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

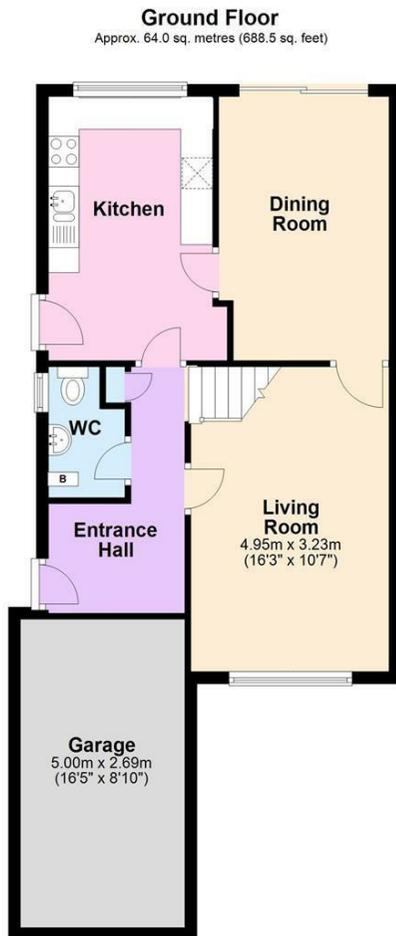
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

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Total area: approx. 120.6 sq. metres (1297.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

