





Freehold House

317 WINSLOW ROAD, BROMYARD, HR7 4TX

£235,000

FEATURES

- 3 Bedroom Semi-Detached House
- Spacious Family Accommodation
- Double-glazing. New Boiler and Radiators.
- Within Walking Distance of Bromyard Centre
- Ample Parking and Garage
- No Onward Chain!

3 1 1 C

Flint & Cook

3 Bedroom House located in Bromyard

The property is approached by an obscure glazed door with side panel.

Entrance Hallway
With grey tile-effect flooring, ceiling light, vertical radiator and door to

Downstairs Cloakroom/WC
In need of some updating and comprising vanity wash-hand unit with inset basin and cupboards under, low flush WC, grey tile-effect flooring, extractor and obscure glazed window to the front.

Living Room
A large family room with wood-effect flooring, 2 ceiling light fitments, smoke alarm, 2 radiators and French doors to the

Conservatory
Fully glazed with a brick plinth and having vertical blinds, polycarbonate roof, carpet, wall light and doors into the rear garden.

Kitchen
With a range of white high gloss base and wall-mounted units with granite-effect work surfaces and splashbacks, single sink with two draining boards, ceramic hob with extractor hood over, AEG double oven, space and plumbing for dishwasher and washing machine, space for fridge/freezer, two ceiling spot light fitments, glass fronted display cabinet, windows to the side and rear, vinyl floor covering and obscure glazed door to the side and garden.

Landing
From the entrance hallway, stairs lead to the landing, with loft hatch to roof space (part-boarded), smoke alarm, ceiling light, airing cupboard with slatted shelving.

Bedroom 1
A good-sized room with ceiling light, carpet, radiator, window to the rear with view towards The Downs.

Bedroom 2
Another good-sized room with carpet, ceiling light, radiator and window to the rear.

Bedroom 3
Window to the front, radiator, carpet and ceiling light.

Shower Room
Comprising shower cubicle with Triton electric shower, glass surround, integrated low flush WC and wash-hand basin with cupboard below. vinyl floor covering, ladder style towel radiator, extractor, ceiling light, obscure glazed window to front and the whole, fitted with waterproof shower panelling.

Outside
The front of the property is approached over a part tarmacadam and part concrete slabbed area providing ample car parking space. There is a garage with roller door, lighting and the newly fitted boiler.

There is side access to the rear garden with wrought iron gate and a concrete and gravel pathway.

The rear garden has a decked area leading to the conservatory, a concrete sunny entertaining space and area laid to lawn, the whole being enclosed by fence panels and hedging.

Property Services
Mains water, electricity, drainage and gas are connected. Gas-fired central heating. New boiler.

Outgoings
Water and drainage rates are payable.
Council Tax C

Directions
///sparkle.lawns.constrain
From the A44 towards Leominster take the right-hand turn into Winslow Road. The property is on the right-hand side.

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.



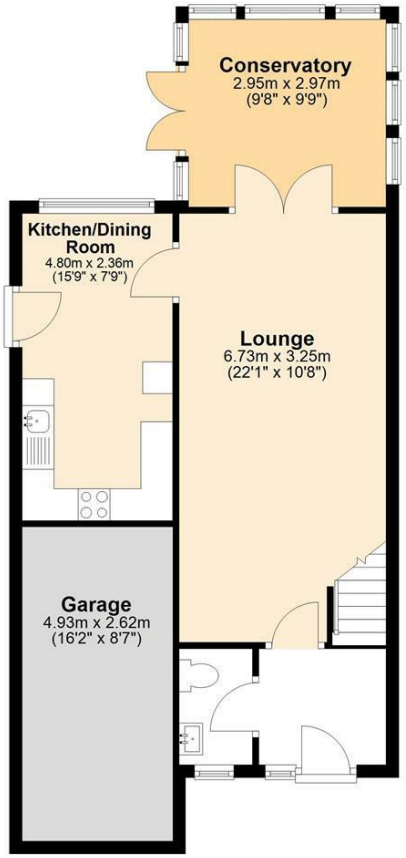






Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



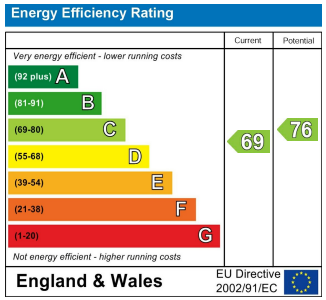
First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 101.3 sq. metres (1090.1 sq. feet)





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.