



House - Semi-Detached - Freehold

# 132 WINSLOW ROAD, BROMYARD, HR7 4UG

## £295,000

### FEATURES

- 5 Bedroom Semi-detached Extended Family Home
- Within Walking Distance of Bromyard Centre
- Good Sized Rooms Throughout
- Low Maintenance Garden
- Gas Central Heating, Double-Glazing, Solar Panels
- Versatile Family Living



# 5 Bedroom House - Semi-Detached located in Bromyard

## Front Entrance Porch

With uPVC door and side light, 2 windows, grey wood-effect vinyl floor covering, coat rack, ceiling light and part glazed uPVC door into the

## Entrance Hall

Radiator, carpet, stairs to the landing, thermostat and door to the

## Lounge

Large lounge with gas stove inset into stone fireplace with stone mantel and extended shelving/TV stand, radiator, window to front, carpet and part-glazed door to the

## Kitchen

Good sized kitchen with a range of white gloss fronted cupboards and drawers, glass fronted display cabinet, tall cupboards housing integrated fridge, freezer and pantry storage, granite work tops, 1 1/4 black sink with mixer tap and hose attachment, space for washing machine, Cuisine Master electric oven with gas hob and extractor over, space for dining table, two windows overlooking rear garden, ceiling strip light and ceramic tiled flooring. An archway leads into the

## Family Room

Radiator, ceiling and wall light fittings, vinyl wood-effect floor covering, French doors leading onto the patio. A door leads into the

## Utility Room/Office Space/Additional Living

Window to front, vinyl wood-effect flooring, gas meter, fuse box and door leading to

## Shower Room

Enclosed cubicle with Triton Enrich electric shower, low level WC with inset sink, radiator, extractor fan and ceramic tiled floor.

From the main entrance hallway the stairs lead up to the

## Landing

With ceiling light, carpet, loft hatch with ladder, airing cupboard with immersion tank and shelf.

## Bedroom 1

With window to front, radiator, ceiling light and carpet.

## Bedroom 2

Window to rear aspect, dimmable ceiling light fitment and carpet.

## Bedroom 3

With window to rear garden, radiator, ceiling light and carpet.

## Bedroom 4

Part of the extension - double room with window to side, radiator and ceiling spotlight fitment.

## Bedroom 5

A sliding door to a room overlooking the rear garden with wardrobe, radiator and carpet.

## Bathroom

White suite comprising panelled bath with shower attachment and Triton Riba electric shower, shower screen, low level WC, pedestal wash hand basin, obscure glazed window, extractor fan, glass corner shelving, vinyl tile-effect flooring, ladder radiator and mirror.

## Outside

To the front there is ample parking and a wooden gate to the side garden. There is a wide access way to the rear garden which has a patio area to the house and steps up to a slate surface with railway sleeper border, planting, and wooden fencing enclosing the garden. There are useful lights and both hot and cold tap handy for the washing the dog.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Solar photovoltaics.

### Outgoings

Water and drainage rates are payable.

### Directions

///downs.looked.refer

### Viewings

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

### Opening Hours

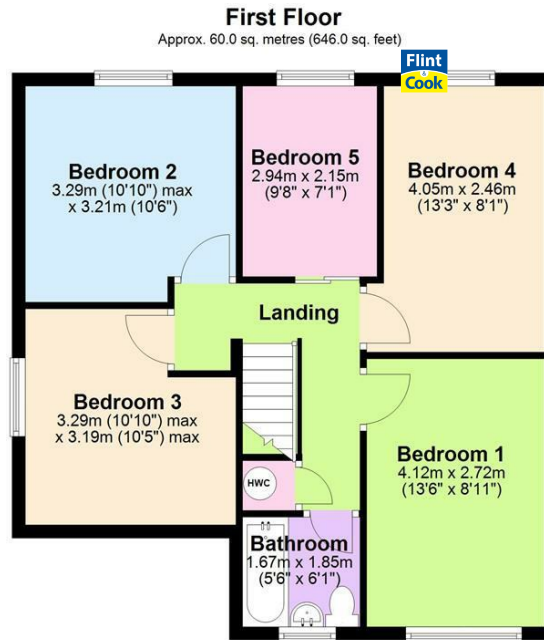
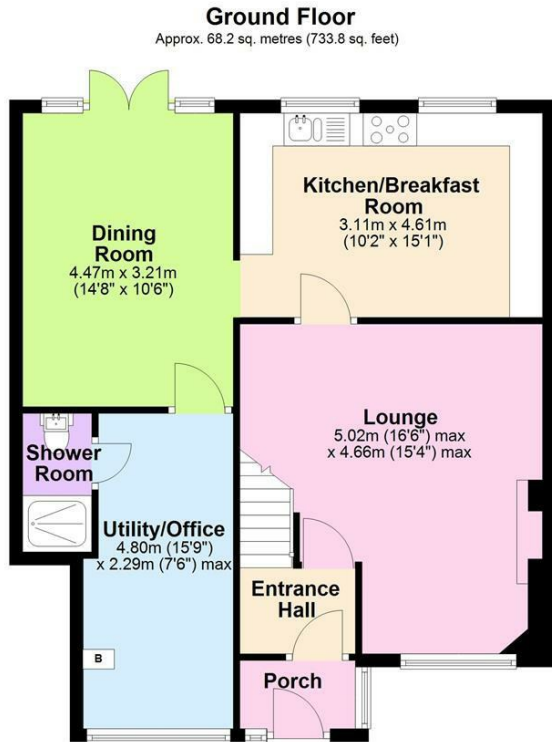
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering

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





Total area: approx. 128.2 sq. metres (1379.8 sq. feet)  
**132 Winslow Road, Bromyard**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	76
(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.

