



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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On the edge of Bromyard just off a cul-de-sac road with Upper Hardwick Lane and open fields to the rear.

A Superbly Presented, Fully Modernised, Refurbished and Extended Two-Bedroom Terraced House with uPVC Frame Double Glazing, Gas Fired Central Heating, Fitted Kitchen with Integral Appliances, Hard-Wearing Vinyl Floor Covering, Fully Insulated.

**38 FLAGGONERS CLOSE
BROMYARD
HR7 4TZ**



Comprising

Open Plan 25' Hall/Lounge, Kitchen, Sunroom/Dining Room, Landing, Two Bedrooms, Fully Tiled Shower Room, Landscaped Front and Rear Gardens, Large Store Shed, Parking Space Nearby.
EPC – C

Offers in the region of £195,000

38 Flaggoners Close, BROMYARD HR7 4TZ

38 FLAGGONERS CLOSE is in an elevated position on the edge of town approached by a quiet walkway off a cul-de-sac road. It is within walking distance of the shop and bus stop at Flaggoners Green, the primary and secondary schools.

The house was extensively and expensively modernised in mid-2020 and now includes uPVC frame double glazed windows and external doors, fitted kitchen in high gloss white with appliances, mains gas fired central heating from a combi-boiler to radiators, fully tiled shower room, insulated walls, roof space, boarded loft space with pull-down ladder, most floors are board style vinyl, uPVC first floor ceilings, feature exposed board ceilings in lounge, kitchen and sunroom, feature sunroom/dining room to rear garden. Outside, there are attractive gardens front and rear with full-width timber shed backing onto Upper Hardwick Lane.

The accommodation, with approximate measurements, comprises:-

uPVC front door to



OPEN PLAN HALL/LOUNGE/KITCHEN
(24'10" x 11'7" incl. stairs)

Inside the front door, there is a built-in full-height cupboard with high gloss white doors of shelves.

The whole room has hard-wearing board style vinyl floor, feature board ceiling and side of staircase.

THE LOUNGE AREA



has a radiator with thermostat, wide window to front, store area under stairs.

THE KITCHEN AREA



has a range of base and wall units with high gloss white fronts, peninsular unit with breakfast bar, integral dishwasher, space and plumbing for washing machine, in the side wall unit there is a large space for fridge/freezer, integral eye level electric microwave/oven, with main oven under. Solid wood work surface with 4-ring electric hob in peninsular unit, inset sink with mixer tap. Large window and uPVC door to

SUNROOM/DINING ROOM (10'8" x 8'5")



Hard-wearing board style vinyl floor, feature exposed board ceiling with two roof lights, boarding to outside wall with French doors and two side windows to the rear garden. Infrared electric heater with remote control, feature log on chains with three lights.

From the lounge, carpeted stairs to

LANDING with spotlight unit, oak style doors to

BEDROOM 1 (10'10" x 8'6")



Radiator with thermostat, wide window to front, spotlight fitting, opening to walk-in **ALCOVE** with wooden pull-down ladder to loft space.

BEDROOM 2 (13'3" x 6'7" max. meas.)



Radiator with thermostat,



window to rear with views to open fields and distant hills.

N. B. The landing and bedrooms have hard-wearing board style floors.

SHOWER ROOM (9'4" x 4'5")



White suite of hand basin on a vanity unit, WC with white gloss concealed cistern, walk-in double shower with glazed screen. Board style laminate floor, fully tiled walls, large chrome ladder style towel rail/radiator, window.

LOFT SPACE

with board floor, rails and shelves and timber edged border.

FRONT GARDEN



This is bounded by painted timber fencing and wicket gate. Dustbin area and slate chipping area with stepping stones.

REAR GARDEN

This is bounded by 2m board fences for privacy.



Full-width decking, raised timber border with shrubs, white chipping path with decking to side.



Full-width timber **STORE SHED** with steel shelving backing onto Upper Hardwick Lane.

CAR PARKING on nearby car park.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre, take the A44 Leominster road. Just past the shop and the lights, turn right into Winslow Road. Take the second turn on the left into Flaggoners Close where there is on-street parking and an entrance to the car parking area.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003516

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.