



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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At the end of a cul-de-sac road with rear access to Hardwick Lane and views over open fields to distant hills. Within walking distance of the shop at Flaggoners Green and the two schools.

A Spacious and Improved Three-Bedroom House with uPVC Double Glazing, Mains Gas Central Heating, Large Conservatory, Gloss White Kitchen Units, Nearly New Carpets, Ample Parking and Internal Workshop/Store.

**29 HARDWICK CLOSE
BROMYARD
HR7 4TY**



Comprising

Hall, 16' Kitchen/Dining Room, 16' Lounge, 14' Conservatory, Three Bedrooms, Bathroom, Integral Workshop/Store, Parking, Enclosed Rear Garden. EPC - D

Offers in the region of £270,000

29 Hardwick Close, BROMYARD HR7 4TY

29 HARDWICK CLOSE is in an elevated position at the end of a cul-de-sac road with open fields and lovely views to the distant hills from the rear. It is within easy distance of both the schools and the shop at Flaggoners Green. From the rear garden, there is a gate to Upper Hardwick Lane.

The house has uPVC frame double glazing, full mains gas fired central heating from a Worcester combi boiler and has been improved by the present owners to include fitted kitchen with gloss white fronts, white bathroom suite, new front door, built-in cupboards in the kitchen and two bedrooms, carpets on the stairs, landing and bedrooms, board style flooring in lounge and conservatory, loft ladder and storage space in loft.

The front has a dark set style concreted parking area and, to the rear, an attractive garden with access to Upper Hardwick Lane.

The accommodation, with approximate measurements, comprises:-

New uPVC frame double glazed door and side panel to

HALL with vinyl floor, plumbing for washing machine, two inset ceiling lights, window and part glazed door to

KITCHEN/DINING ROOM (16'3" x 10'11" max. meas. incl. stairs)



Range of base and wall units with white gloss fronts of cupboards and drawers, integral electric cooker, integral dishwasher, work surface with tiled splashback, inset single drainer stainless steel sink, inset four-ring electric hob with stainless steel chimney style extractor over.



Tile style vinyl floor, nearly new built-in cupboards under stairs, serving hatch to lounge, three inset ceiling lights, central light and door to

LOUNGE (16'3" x 12'0")



Board style laminate floor, nearly new oak fireplace surround with inset and hearth housing a stove style electric fire, radiator in cover, window and sliding patio door to

CONSERVATORY (14'8" x 8'6")



of low brick walls, uPVC frame double glazing, French doors, oblique box profile roof and board style laminate floor, radiator, high shelf, spotlight fitting. This room faces the rear garden and has lovely views over open fields to Bredenbury.

Stairs from the kitchen to

LANDING Fitted carpet, pull down wooden ladder to the large insulated loft space, part boarding and light.

AIRING CUPBOARD with Worcester combi boiler.

LINEN CUPBOARD with shelves.

BEDROOM 1 (12'4 x 9'8" plus entrance)



Fitted carpet, radiator, built-in wardrobe with double doors and hanging rail, three cupboards over stairs.



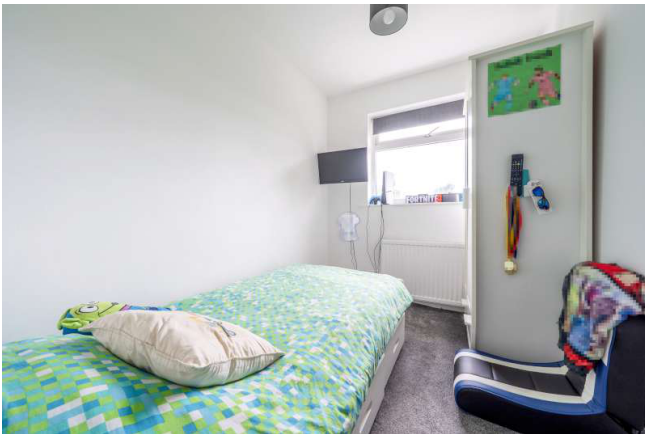
Wide window to rear with lovely views over open fields to Bredenbury.

BEDROOM 2 (8'9" x 8'5")



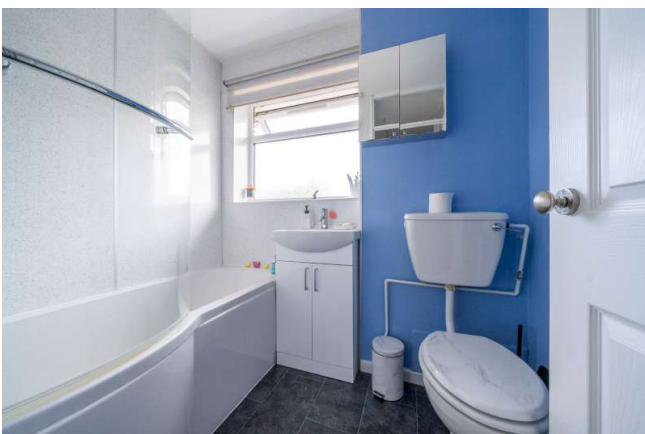
Fitted carpet, radiator, door to built-in cupboard, nearly new window to front.

BEDROOM 3 (9'5" x 6'4")



Fitted carpet, radiator, window to rear with view to open fields.

BATHROOM



Suite in white of P-shaped panelled bath with wet board, Mira Sport electric shower and glazed screen over. WC, hand basin set on a vanity unit with splashback. Radiator and window.

OUTSIDE

Dark set style concrete **CAR PARKING SPACE** and up and over door to integral **STORAGE ROOM/WORKSHOP** with concrete floor, light, power points.

Shaped slated area and corner border of shrubs. Outside light and tap.

THE REAR GARDEN



is bounded by board fences in concrete uprights for privacy with pedestrian gate to Upper Hardwick Lane. Paved style concrete sitting area with space for flowerpots or holders and shed.



From this area, there are lovely views to open fields and distant hills.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX - B

DIRECTIONS

From the town centre, take the A44 Leominster road. About 100 yards past the shop at Flaggoners Green, turn right into Winslow Road. Take the third turning on the left into Hardwick Close. At the T-junction, turn right and the property is on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.
Plan produced using PlanIt3
29 Hardwick Close, Bromyard

Ref. BB003495

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.