

FOR  
SALE



319 Winslow Road, Bromyard HR7 4TX

£235,000 - Freehold

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## PROPERTY SUMMARY

Well presented semi-detached house about 3/4 mile from the town centre and a range of amenities. Lounge, family room, breakfast-kitchen, 3 bedrooms, lovely rear garden and off-road parking. Viewing highly recommended

## POINTS OF INTEREST

- *Well presented semi-detached house*
- *Easy access to a range of amenities*
- *3 bedrooms, bathroom*
- *Breakfast-kitchen, family room*
- *Attractive enclosed rear garden*
- *Ample off-road parking*



## ROOM DESCRIPTIONS

### Entrance hall

Approached through uPVC glazed door with glazed side panel, carpet, radiator, staircase to first floor, door to

### Cloakroom

Tiled floor, low level WC, pedestal wash hand basin with tiled splashback, window, radiator.

### Lounge/dining room

Wood-effect laminate floor covering, 2 radiators, central heating thermostat, large window overlooking the rear garden, door to

### Breakfast-kitchen

Range of base and wall units with worksurfaces and tiled surrounds, 1 1/4 bowl stainless steel sink unit with mixer tap, space with plumbing for washing machine and dishwasher, space for fridge/freezer, Lamona gas hob with overhead extractor and electric oven below, window overlooking the rear garden, radiator, tiled floor, window and glazed door to side, door to

### Family room

Cupboard housing the Worcester gas-fired combination boiler providing central heating and instant hot water, window to front, 2 small cupboards housing the electric fuse board and gas meter, radiator, wood-effect laminate flooring.

### First floor Landing

Carpet, airing cupboard with slatted shelving and electric heater, access hatch with loft-ladder to part-boarded roof space.

### Bedroom 1

Radiator, window to rear, wood-effect floor covering, built-in double wardrobe with sliding mirrored doors.

### Bedroom 2

Wood-effect floor covering, radiator, ceiling fan/light fitment, window to rear.

### Bedroom 3

Wood-effect floor covering, radiator, built-in storage comprising drawers, open shelving and hanging rail, window to front.

### Bathroom

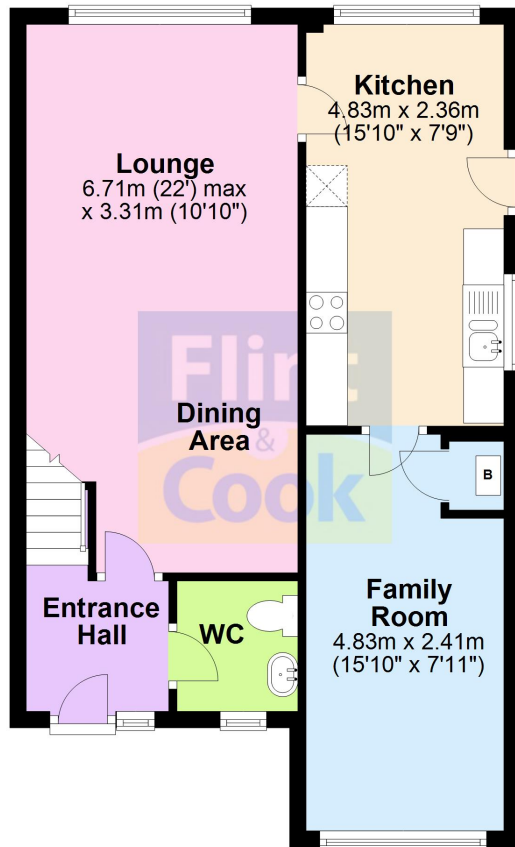
White suite including low flush WC, pedestal wash basin with tiled splashback and bath with mains shower fitment over and tiled surround, extractor fan, useful storage recess with shelf, radiator, tiled floor, window.

### Outside

To the front of the property there is a tarmac driveway providing useful off-road parking, with lawn to either side and a brick-paved approach to the front door. To the side a gravelled path with flowerbeds leads via a brick arch with wooden gates to the attractive rear garden. There is a paved courtyard area to the side of the house which leads onto a brick-paved terrace across the rear of the property with overhead pergola. There is an ornamental pond, lawn and flower beds and borders stocked with flowering shrubs, apple and pear trees. There is a greenhouse, useful garden shed and a composting area to the rear of the garden. Outside lights. Garden tap. The garden is enclosed by brick walling and fencing.

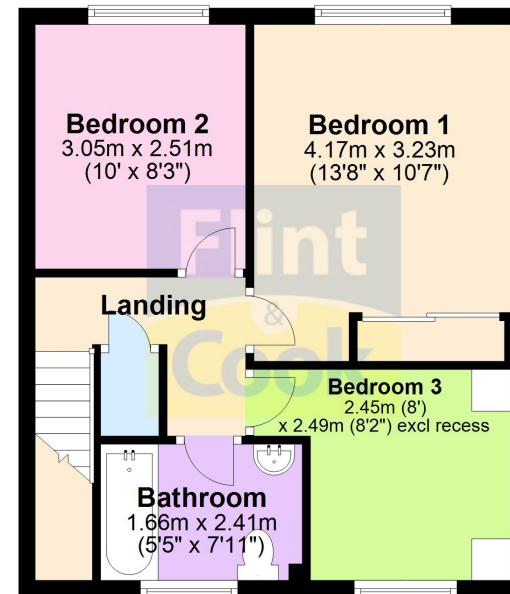
## Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 91.6 sq. metres (986.2 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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