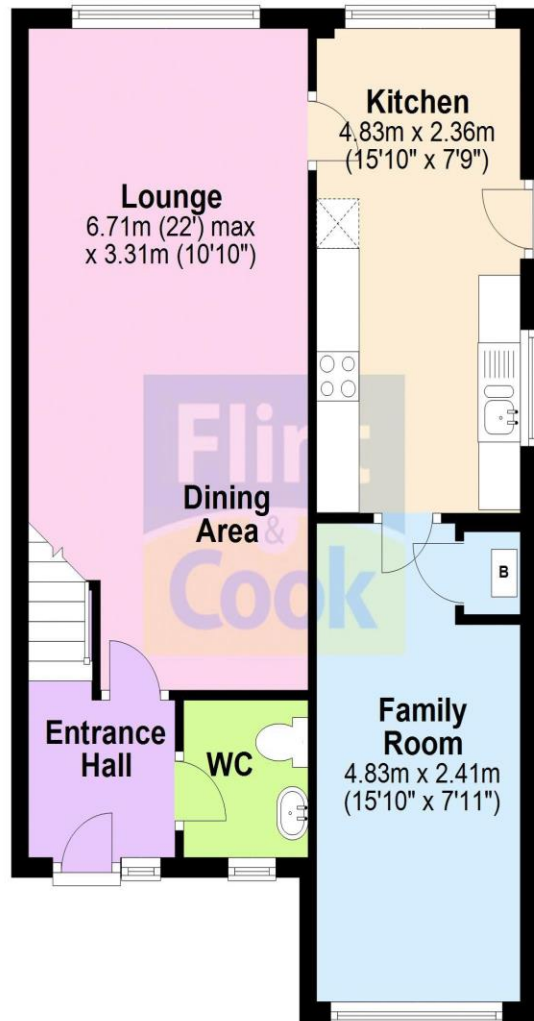


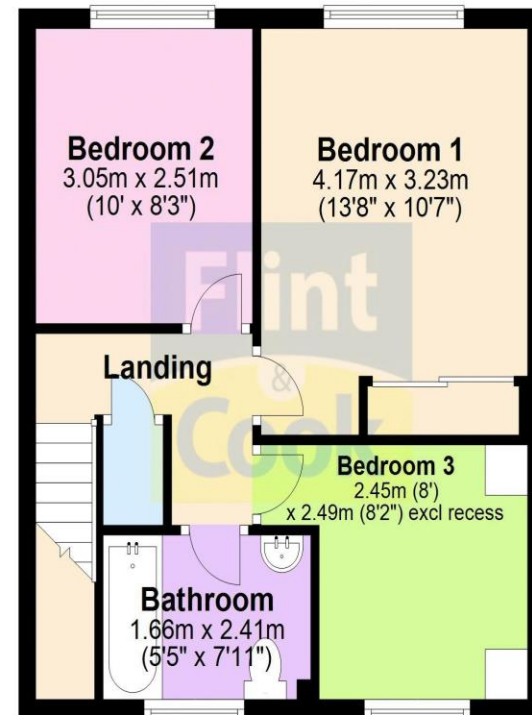
Ground Floor

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.



319 Winslow Road Bromyard HR7 4TX

£249,950

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

22 Broad Street
Hereford
HR4 9AP
Tel: 01432 355455
hereford@flintandcook.co.uk

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
Flint & Cook Limited. Registered in England No. 12997370
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

This well presented semi-detached house is located in a mature residential locality within easy reach of a range of shopping, schooling and recreational amenities.

Bromyard is an historic town which holds many festivals throughout the year, and is well placed for access to the cathedral cities of Hereford and Worcester (15 miles), and the market towns of Leominster, Ledbury and Tenbury Wells (12 miles approx).

The house has been improved by the installation of double-glazed windows, gas-fired central heating and conversion of the garage to provide a useful family room. There is ample off-road parking and attractive gardens which are fully enclosed at the rear.

We highly recommend an inspection of this property, which in more detail comprises: -

Ground floor

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, 1¼ 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 numerous flowering shrubs and 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.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £2055.96

Water and drainage - metered supply.



Tenure & possession

Freehold - vacant possession on completion.

Directions

From the By-Pass (A44) proceed towards Leominster and after passing the pedestrian crossing on the town outskirts, turn right into Winslow Road. Number 319 will be found on the right-hand side as indicated by the Agent's FOR SALE board.

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

ST BD001321 August 2023 (1)

