

FOR
SALE



90 Winslow Road, Bromyard HR7 4TN

£215,000 - Freehold

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

PROPERTY SUMMARY

This well presented end-terraced house is situated in a mature locality within easy reach of a range of shopping, schooling and recreational amenities. The spacious accommodation includes 3 bedrooms, a large lounge/dining room, ground floor shower room/WC and a useful garden room. There is an enclosed rear garden, off-road parking and an enclosed carport.

Ideal for family occupation, the property has gas-fired central heating and double-glazing, and is offered for sale with no onward chain.

POINTS OF INTEREST

- *End-terraced house*
- *Mature residential locality*
- *Spacious lounge/dining room*
- *3 Bedrooms*
- *Easy reach of schools*
- *Garden room, enclosed car port*
- *Downstairs shower room*
- *Off-road parking for 3 vehicles*
- *Gas central heating, double-glazing*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance hall

Glazed front entrance door, wood-effect floor covering, 2 large storage/cloaks cupboards, door to

Shower Room

Wood-effect floor covering, WC, wash hand basin, shower cubicle with electric fitment and glass screen, radiator, window.

Large lounge/dining room

Wood-effect floor covering, 2 radiators, marble hearth with space for electric fire, window to front, window and door to

Garden room

Half-brick base with double-glazed windows, radiator, tiled floor, TV aerial point, door to rear garden.

Kitchen

Fitted with range of base and wall units, worksurfaces and tiled splashbacks, 1 1/4 bowl sink unit, space with plumbing for washing machine, integrated electric double oven with gas hob and overhead extractor, tile-effect floor covering, window to rear, Worcester gas-fired central heating boiler, radiator.

From the entrance hall a staircase leads to the First Floor

Landing

Carpet, linen cupboard with slatted shelving and radiator, dado rail, smoke alarm.

Bedroom 1

Carpet, window to front, large built in wardrobe, radiator.

Bedroom 2

Carpet, window to rear, radiator, built-in wardrobe.

Bedroom 3

Carpet, radiator, window to front.

Bathroom

White suite comprising bath with mixer tap/shower attachment, WC and wash hand basin, tiled wall surrounds, tile-effect floor covering, radiator, window.

Outside

The front garden is laid to gravel providing off-road parking and access to the enclosed Carport with up-and-over door to the front and double wooden access doors to the rear.

The rear garden has paved and gravelled areas with brick retaining wall and step to the raised terrace with shaped borders and flower border to the rear. The garden is enclosed by fencing with rear pedestrian access gate.

Services

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

Outgoings

Council tax band B payable 2023/24 £1798.96. Water and drainage - metered supply.

Viewing

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

Directions

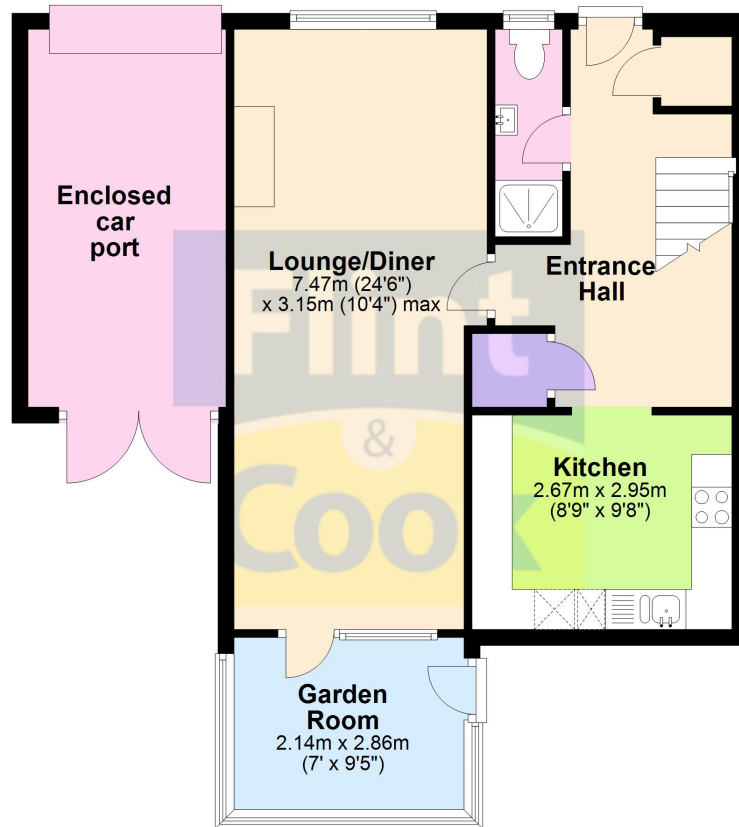
What3words: /// bluff.kilowatt.soup

Money Laundering

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application.

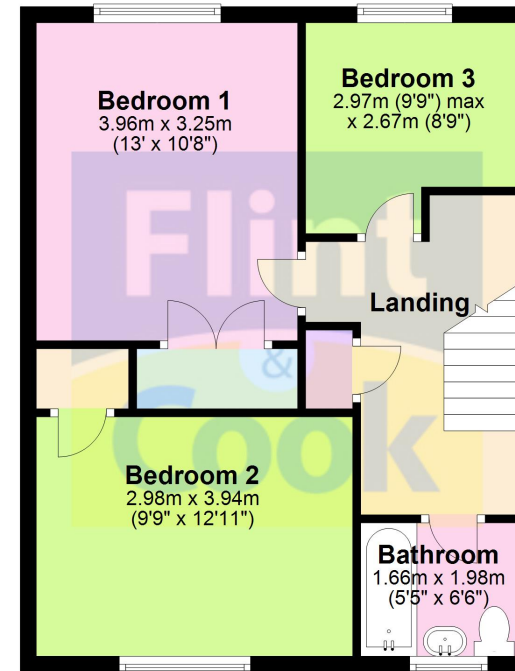
Ground Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



Total area: approx. 111.2 sq. metres (1196.7 sq. feet)

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			