BARRY Bufton
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NO ONWARD CHAIN

In a quiet cul-de-sac of bungalows within walking distance of the town centre and all its amenities.

A Spacious Two-Bedroom Semi-Detached Bungalow with Mains Gas Central Heating, uPVC Double Glazing, Conservatory and South Facing Attractive Rear Garden.

6 SLING ORCHARD
BROMYARD
HR7 4UR



Comprising

L-Shaped Hall, Lounge, Conservatory, Fitted Kitchen, Two Bedrooms, Shower Room, Ample Parking, Single Garage and Attractive Gardens. EPC - D

Offers in the region of £199,950

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6 Sling Orchard, BROMYARD HR7 4UR

6 SLING ORCHARD is in a quiet cul-de-sac of similar bungalows within walking distance of the town centre and all its amenities. This spacious semi-detached bungalow has mains gas fired central heating from a Worcester boiler to radiators, uPVC frame double glazed windows and external doors, south facing conservatory, fitted kitchen and fitted carpets.

It is set in attractively laid out mature gardens with the south facing private area a particular feature.

There is a long tarmac drive parking area leading to the semi-detached brick garage which has an electrically operated roller door.

The accommodation, with approximate measurements, comprises:-

Front door to L-shaped

HALL with radiator, fitted carpet and access to the boarded loft.

AIRING CUPBOARD with lagged hot water cylinder, immersion heater and shelving.

LOUNGE (15'4" x 9'11" max. meas.)



Fitted carpet, radiator, cornice and sliding patio doors to

CONSERVATORY (10'7" x 8'1")



of uPVC frame double glazing, oblique box profile roof, tiled floor, radiator, spotlight fitting, vertical blinds and south facing sliding doors to the rear garden.

KITCHEN (9'0" x 8'3" max. meas.)



Range of base and wall units with light maple fronts of cupboards and drawers, integral eye level electric double ovens, space and plumbing with appliances, inset with fridge freezer, work surface with tiled splashback, inset 1.5 bowl stainless steel sink and mixer tap, inset two-ring electric hob with extractor over. Board style laminate floor, wall mounted Worcester boiler, two spotlight tracks and window to front.

BEDROOM 1 (15'9" x 9'11" plus entrance)



Fitted carpet, radiator, cornice, built-in wardrobe unit in light maple of three sliding doors one with full length mirror, hanging rails and shelves. Wide window to front.

BEDROOM 2 (8'6" x 8'4")



Fitted carpet, radiator, south facing window with venetian blinds.

SHOWER ROOM



White suite of hand basin with mixer tap and medicine cabinet over, WC, glazed and tiled shower cubicle with Mira Sport electric unit. Vinyl floor, part tiled walls, ladder style towel rail/radiator, wall mounted Dimplex electric fan heater, wide window.

OUTSIDE
An opening from the cul-de-sac road to a long **TARMAC DRIVE/PARKING AREA** leading to the front door, gate to rear garden and the brick semi-detached

SINGLE GARAGE (15'8" x 8'0") with electrically operated roller door, concrete floor, light and power point.

THE FRONT GARDEN



This is attractively laid out being bounded by trimmed hedges on two sides, brick path, lawn and border.

THE REAR GARDEN



This is south facing and private being bounded by lap fences, hedge and garage brick wall.



It is attractively laid and mature comprising brick path and sitting area, two shallow steps to garden of shaped lawn, borders of shrubs, trellis with roses and a timber garden shed.

SERVICES
Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS
From the town centre and High Street, turn left in front of the community centre. Proceed up Old Road taking the third turn on the right into Firs Orchard. At the T-junction, turn right into Winslow Road and the first right into Sling Orchard.

VIEWING
Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003505

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.