

FOR
SALE



22 The Dales, Lower Bullingham, Hereford HR2 6DS

£263,000 - Freehold

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PROPERTY SUMMARY

Situated on the outskirts of the city a modern 3 bedroom detached house with large living room and conservatory, detached garage, double length drive, ideal family with no onward chain.

POINTS OF INTEREST

- *Outskirts of the City*
- *3 Bedroom detached house*
- *Large living room & uPVC conservatory*
- *Fitted kitchen & downstairs WC*
- *Ideal family home*
- *NO ONWARD CHAIN*



ROOM DESCRIPTIONS

Partially double glazed entrance door through to the

Entrance Porch

Vinyl flooring, double glazed window with Venetian blind, ample storage space and partially double glazed door to the

Reception Hall

Laminate flooring, radiator, turning carpeted staircase to the first floor, coved ceiling and door to the

Downstairs Cloakroom

Low flush WC, radiator, pedestal wash hand-basin with tiled splashback, laminate flooring double glazed window with Venetian blind.

Living Room

Laminate flooring, upright radiator, coved ceiling, double glazed box window to the front aspect, useful understairs store cupboard and double glazed sliding patio door to the

Conservatory

Of brick and uPVC construction with laminate flooring, double glazed windows with blinds, double radiator, opening window vents, power and light points, double doors to the rear garden.

Fitted Kitchen

Single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, vinyl flooring, built-in double oven and 4-ring hob with splashback and cookerhood over, double glazed window overlooking the rear garden with Venetian blind, space and plumbing for washing machine and dishwasher, display shelving, wine-rack, coved ceiling, wall mounted gas central heating boiler, built-in fridge and freezer.

Landing

Fitted carpet, coved ceiling, access hatch to loft space, double glazed window to the front aspect and built-in store/airing cupboard.

Bedroom 1

Fitted carpet, radiator, coved ceiling, space for wardrobes, double glazed window to the rear.

Bedroom 2

Fitted carpet, radiator, coved ceiling, space for wardrobes, double glazed window to the rear.

Bedroom 3

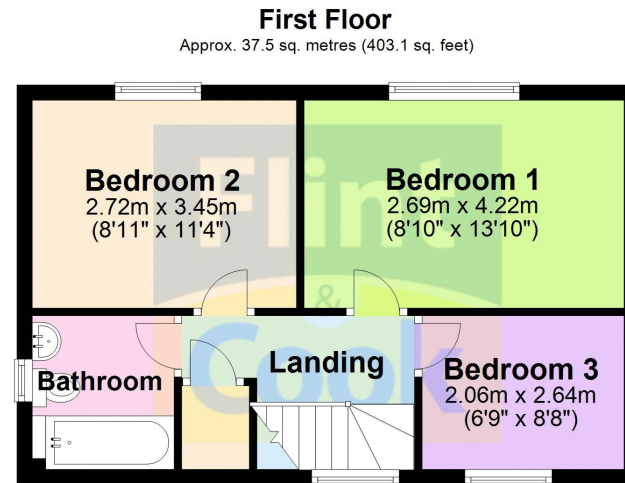
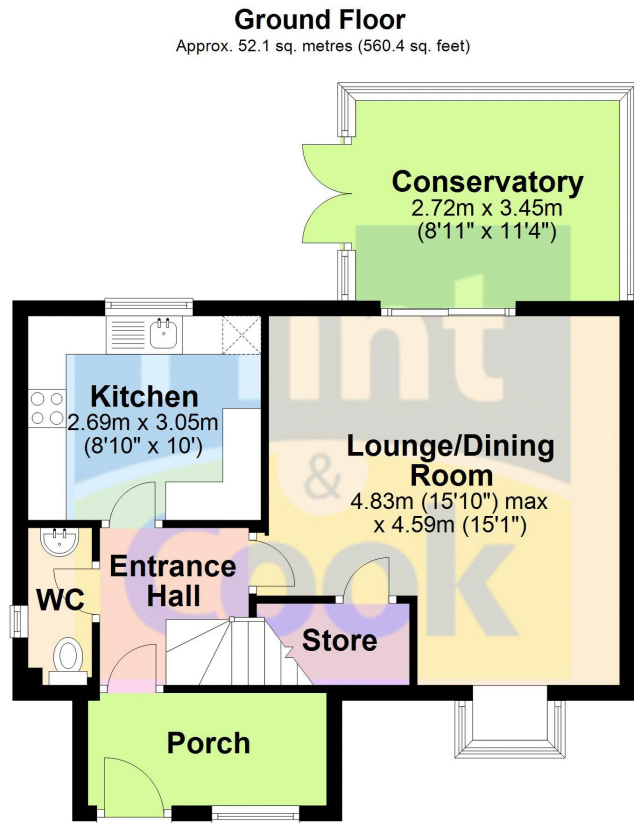
Fitted carpet, radiator, double glazed window to the front aspect and coved ceiling.

Bathroom

Suite comprising bath with shower unit over and glazed folding screen, low flush WC, pedestal wash hand-basin with mirror over, tiled floor and wall surround for easy maintenance, central spotlighting, extractor fan, double glazed window with Venetian blind and ladder style towel rail/radiator.

Outside

The front garden has been landscaped for easy maintenance with brick paved pathway leading to the front entrance door and double length driveway to the side providing off-road parking facilities leading down to the DETACHED GARAGE with up-and-over door, power and light points, ample storage space and personal door to the rear garden. To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and enclosed by fencing and walling for privacy. Useful outside tap, electric light and access to the rear can be gained via both sides of the property.



Total area: approx. 89.5 sq. metres (963.6 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		