

FOR
SALE



121 The Pastures, Lower Bullingham, Hereford HR2 6EU

£245,000 - Freehold

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

PROPERTY SUMMARY

This attractive end of terrace house is pleasantly located towards the end of a cul-de-sac on a sought after residential development approximately 1.5 miles south of the cathedral city of Hereford.

The local amenities provide a range of shops, a public house, a bus service, church and both primary and secondary schools.

Constructed in the early 1990's the property has replacement double glazing and gas central heating, a good sized conservatory a lovely rear outlook and parking together with an enclosed rear garden designed, for easy maintenance.

POINTS OF INTEREST

- *Modern end of terrace house*
- *Popular residential development*
- *3 bedrooms*
- *Conservatory*
- *Double Glazing & Central Heating*
- *Parking and enclosed garden*



ROOM DESCRIPTIONS

Canopy Style Porch

Leading to

Entrance Hall

With radiator, central heating thermostat and access to the first floor landing.

Ground Floor Cloakroom

With radiators, a WC, wash hand basin, radiator and window.

Kitchen

Fitted with a range of base and wall mounted units with worksurfaces and tiled splashbacks, sink unit, plumbing for a washing machine, wall mounted gas fired central heating boiler, radiator, extractor fan and window to front.

Lounge / Dining Room

With laminate flooring, 2 radiators, under stairs storage cupboard, window, patio doors to conservatory.

Conservatory

With tiled floor, radiator and double doors to the rear garden.

First Floor Landing

Has a hatch to the roof space, window, airing cupboard with hot water cylinder and smoke alarm.

Bedroom 1

With radiator and a window to the rear.

Bedroom 2

With radiator and window to the front.

Bedroom 3

With a radiator and window to the rear.

Bathroom

Having a shower/bath with mixer tap, electric shower, glass screen, wash hand basin, WC, ladder style radiator, tiled floor, extractor fan and window.

Outside

To the front of the property is an open plan lawned garden area with rockery feature, paved area and parking space, outside tap. There is side access via a pathway and gate to the rear garden which is enclosed by fencing, has a lawn, a good sized paved patio, two raised gravel beds.

Services

Mains electricity, gas, water, drainage, telephone subject to transfer regulations, gas fired central heating.

Outgoings

Council tax band C - £2,025.18 payable 2024/2025

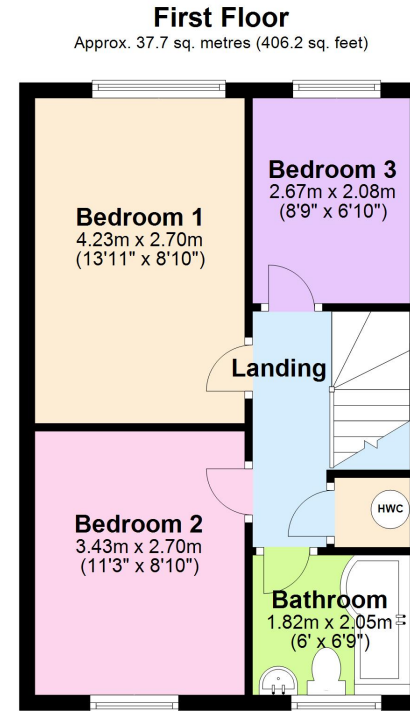
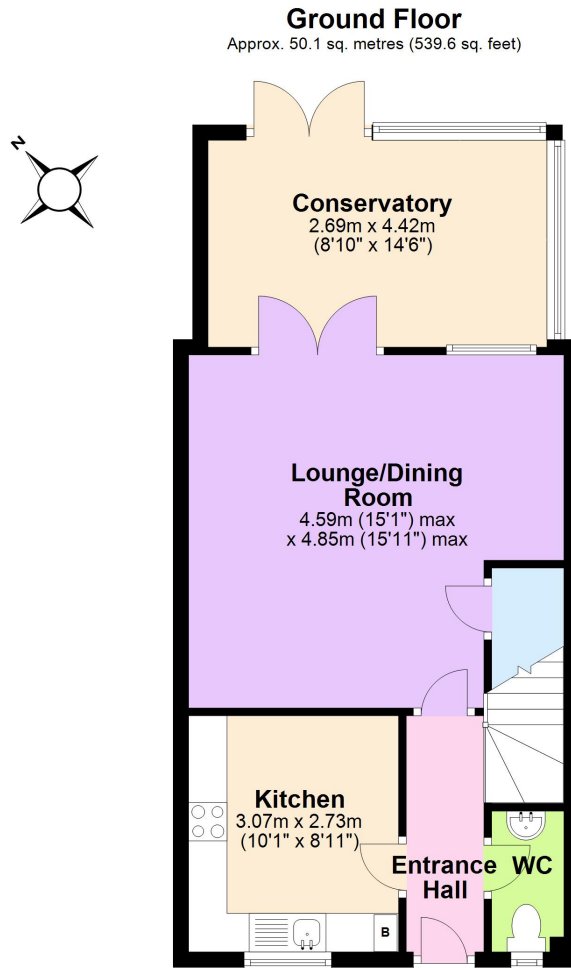
Water and drainage rates are payable

Money Laundering Regulations

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

Directions

Proceed south out of Hereford city on the A49 towards Ross on Wye, at cross roads just past St Martin's church turn right on to B4324 towards Holme Lacy then at the roundabout take the 3rd exit onto Hoarwithy Road, just before the railway bridge turn left into The Pastures and continue to the bottom of the cul-de-sac and the property is on the lefthand side indicated by the for sale board.



Total area: approx. 87.9 sq. metres (945.8 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	
England, Scotland & Wales		EU Directive 2002/91/EC	