

FOR  
SALE



50 Hever Road, Lower Bullingham, Hereford HR2 6EW

£357,500 - Freehold

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## PROPERTY SUMMARY

Situated south of Hereford City, a well presented four bedroom detached house offering ideal family accommodation and being sold with the added benefit of no onward chain. The property comprises, four bedrooms (2 en-suites), 3 reception rooms, a modern fitted kitchen, double garage, driveway parking and a good sized landscaped rear garden. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *Four bedrooms, 2 en-suites*
- *Ideal family home*
- *No onward chain!*
- *Double garage & driveway*
- *Landscaped rear garden*
- *Must be viewed!*
- *Quiet residential location*



## ROOM DESCRIPTIONS

### Ground floor

Canopy porch with entrance door into

### Entrance hallway

With tiled floor, wooden stairs leading up, radiator, coving, coat storage and doors into

### Study

With wooden flooring, radiator, double glazed window to the front aspect and coving

### Lounge

Wooden flooring, two radiators, coving, two ceiling light points, electric fireplace with surround, double glazed french sliding doors out to the rear garden and double doors into the

### Dining room

With wood effect flooring, double glazed window to the rear aspect, radiator, coving and opening into

### Utility room

With two fitted wall units, work surface space with under counter space for washing machine and tumble dryer, tiled floor, radiator, wall mounted gas central heating boiler, storage cupboard, door to the side aspect door into downstairs w/c and opening into the kitchen

### Downstairs W/C

With low flush w/c, wash hand basin, part tiled surround, tiled floor, extractor, radiator and ceiling light point

### Kitchen

An immaculate newly refurbished kitchen with matte grey matching wall and base units, solid work work surfaces, solid wood fitted shelves, ceramic sink and drainer unit, electric oven, 4 ring electric hob with extractor over, under counter space for dishwasher and space for freestanding fridge/freezer, bin drawer, tiled splash back, ceiling light point, double glazed window to the front aspect, tiled floor and door back into the entrance hall

### First floor landing

With wooden flooring, loft hatch, airing cupboard housing the hot water cylinder and doors to

### Bedroom 1 with en-suite

With wood effect flooring, radiator, double glazed window to the front aspect, double built in wardrobe and door into

En-suite

Fitted shower cubicle with mains fitment shower head, panelled surround and glass opening door, low flush w/c, wash hand basin, tiled surround and floor, radiator, double glazed window, extractor, wall mounted mirrored storage cabinet

### Bedroom 2 with en-suite

With wood effect flooring, radiator, double glazed window, double built in wardrobe and door into

En-suite shower room

Corner shower cubicle with mains fitment shower head, low flush w/c, wash hand basin, tiled surround and floor, extractor and radiator

### Bedroom 3

With wood flooring, radiator, double glazed window, double built in wardrobe

### Bedroom 4

Wood effect flooring, radiator, double glazed window to the front aspect

### Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and part tiled surround, low flush w/c, pedestal wash hand basin, radiators double glazed window, tiled floor and extractor

### Outside

To the front a tarmac driveway providing off road parking for several vehicles with access to the double garage with two up and over doors, light and power. There is a side access gate to the rear garden. The remainder of the front is laid to lawn.

To the rear an immaculately presented garden with paved patio area perfect for entertaining with wooden pergola with cover, raised vegetable beds, a border of ornamental shrubs and plants, enclosed by fencing. Useful outside power points and tap. Outside wooden storage shed.

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

### Tenure & Possession

Freehold - vacant possession on completion.

### Services

All mains services are connected. Gas fired central heating.

### Outgoings

Council Tax Band 'D' £2278.32

Water and drainage are payable.

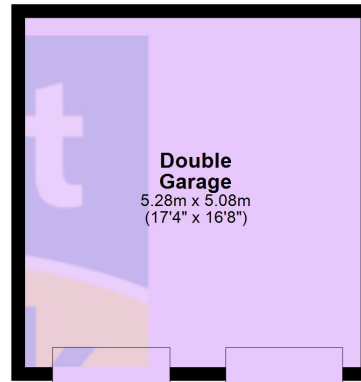
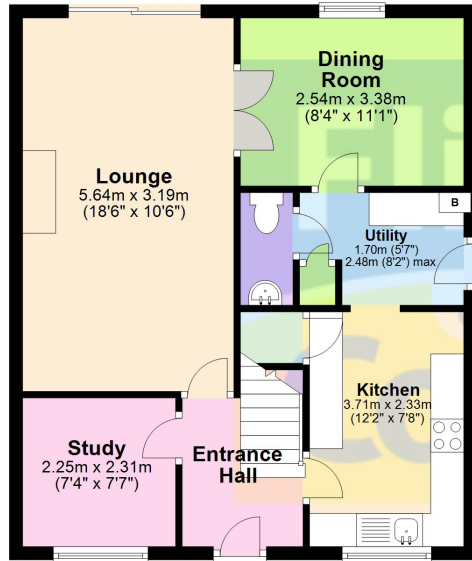
### Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

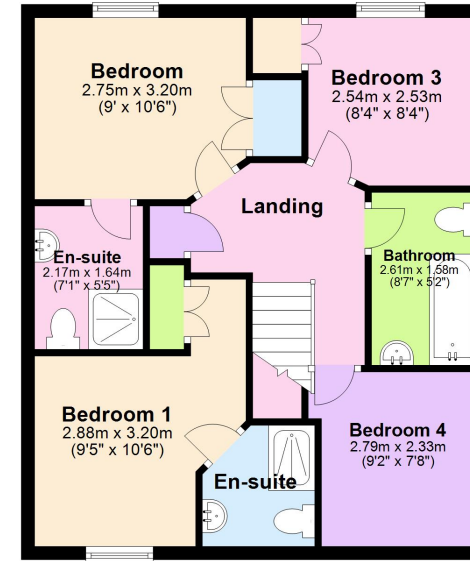
### Ground Floor

Approx. 80.5 sq. metres (866.2 sq. feet)



### First Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 133.9 sq. metres (1441.6 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
		<b>84</b>
	<b>67</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		