



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council Tax Band 'C'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

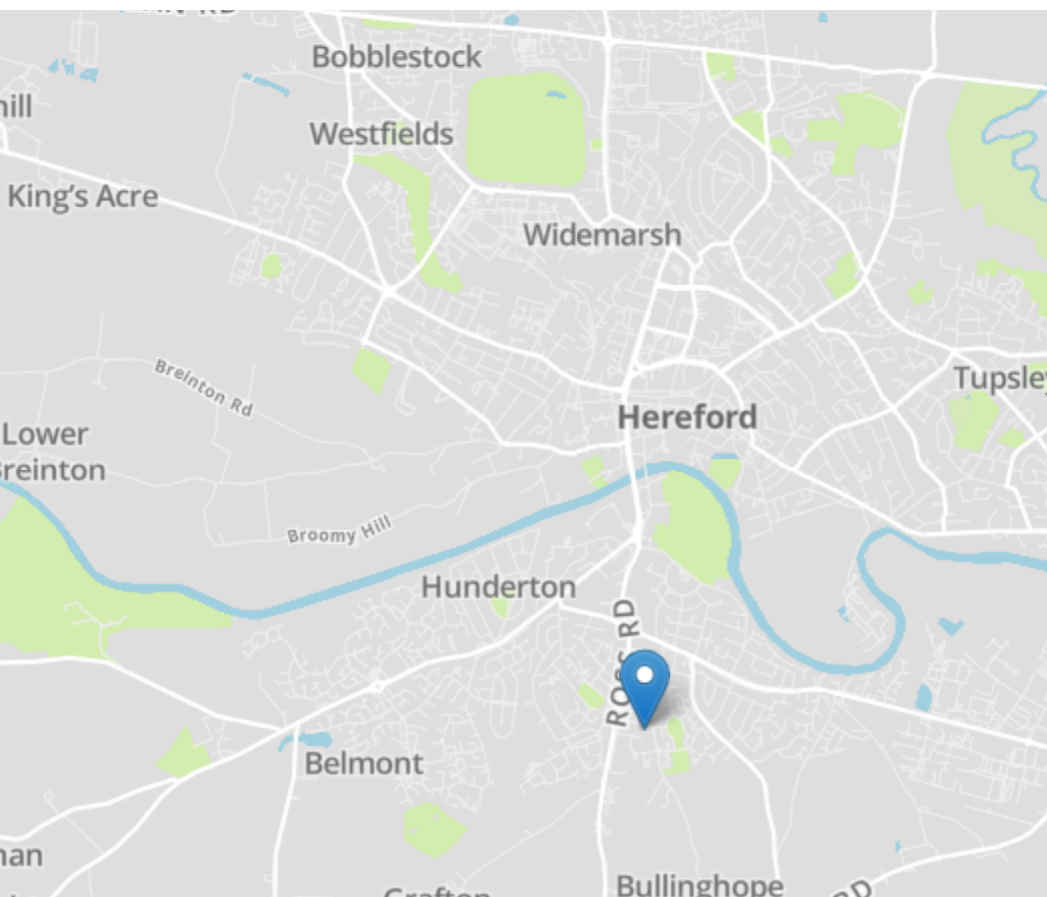
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

Proceed south on Victoria Street/A49, and continue for approx. 0.4miles; use the left two lanes to turn slightly left onto Ross Road/A49, and continue for approx. 0.7miles; turn left onto Bullingham Lane, and after approx. 0.1miles, the property will be located on the right-hand side. For those who use what3words: ///modern.steps.frock



42 Bullingham Lane
Hereford HR2 7RY

£260,000

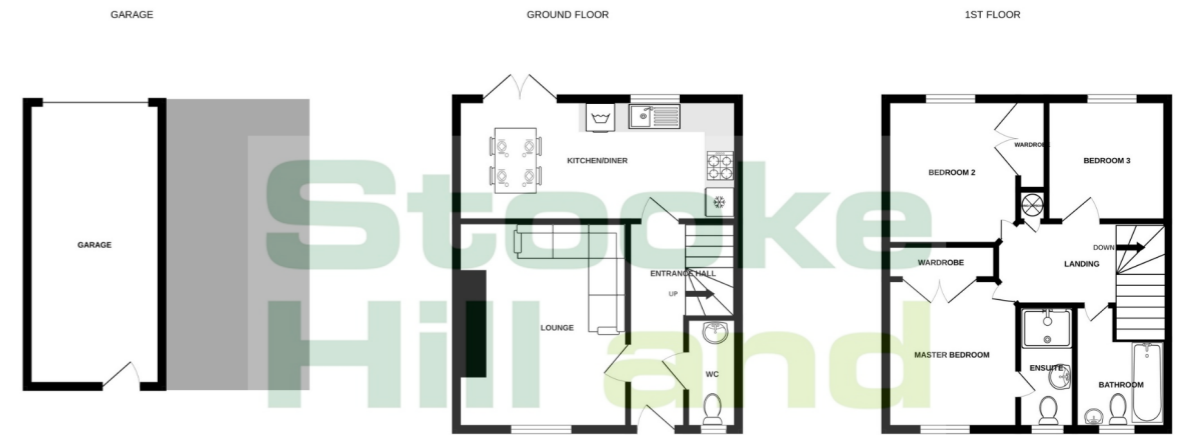


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • En-suite to the Master Bedroom • Off road parking and garage • End of Terrace

Hereford 01432 343477

Ledbury 01531 631177



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A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL

OVERVIEW

Discover this well-maintained 3-bedroom, 2-bathroom end of terrace house that perfectly combines comfortable living with practical features. The spacious master bedroom benefits from a modern en-suite bathroom, offering a private retreat within the home. A generous reception room provides a welcoming space for relaxation and entertaining, while the well-designed layout ensures a bright and airy atmosphere throughout. Off-road parking alongside a convenient garage adds significant appeal for those requiring secure vehicle storage and extra space. This property offers the perfect blend of privacy and community, situated at the end of a terrace for added tranquility. For an immersive experience, a full virtual tour is available through our website and YouTube channel, allowing you to explore every detail from the comfort of your home. Ideal for families or professionals seeking a stylish and practical residence, this property is not to be missed. The property is located to the south of Hereford city in the popular residential district of Saxon Gate. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed door to the front elevation; oak effect laminate flooring; two ceiling light points; a central heating radiator; power points; an under stairs storage cupboard, and a staircase with fitted carpet leading to the first floor landing.

DOWNSTAIRS WC

The downstairs WC comprises of: tiled flooring; a ceiling light point; a low level WC; a wash hand basin with hot and cold chrome taps over; splash tiling; a central heating radiator; a double glazed window to the front elevation with obscured glass, and the electrical consumer unit.

KITCHEN/DINER

5.75m x 2.5m (18' 10" x 8' 2") - MAXIMUM MEASUREMENT
The kitchen/diner comprises of: tiled flooring; spotlights above; a ceiling light point; two central heating radiators; a double glazed window to the rear elevation; double glazed french doors to the rear elevation, leading to the rear patio seating area; wooden effect roll top work surfaces over fitted base units; fitted wall units; a fridge; a Smeg electric oven; a Smeg four-ring gas hob, with a cooker hood over; and, a Lamona stainless steel sink and drainer with one bowl, and chrome mixer tap over.

LOUNGE

3.5m x 4.25m (11' 6" x 13' 11") - MAXIMUM MEASUREMENT
The lounge comprises of: oak effect laminate flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; media points, and power points.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: carpet flooring; an airing cupboard which houses the electric emersion heater/water tank, and some storage shelving; loft access, and a ceiling light point.

BATHROOM

2.5m x 2.1m (8' 2" x 6' 11")
The bathroom comprises of: lino flooring; a ceiling light point; a ceiling extractor point; a pull cord for the light; a double glazed window to the front elevation with obscured glass; a bath with a chrome mixer tap and shower attachment over; a low level WC; a wash hand basin with chrome hot and cold taps over; splash tiling, and a central heating radiator.

MASTER BEDROOM

3.28m x 2.55m (10' 9" x 8' 4")
The master bedroom comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a television point; power points; double doors opening up to a built-in wardrobe, with a hanging rail and shelving; a central heating radiator, and access to the master en-suite.

MASTER EN-SUITE

The master en-suite comprises of: lino flooring; a ceiling light point; a ceiling extractor point; a double glazed window to the front elevation with obscured glass; a towel radiator; a wash hand basin with chrome hot and cold taps over; a fully tiled shower cubicle with a mains shower unit, and folding glass door; and, a low level WC.

BEDROOM TWO

2.7m x 3.21m (8' 10" x 10' 6") - MAXIMUM MEASUREMENT
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; double doors opening to a built-in wardrobe, with a hanging rail and shelving; and, a double glazed window to the rear elevation,

BEDROOM THREE

2.56m x 2.365m (8' 5" x 7' 9") - MAXIMUM MEASUREMENT
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; a telephone point, and power points.

OUTSIDE

FRONT APPROACH

The front approach comprises of: entry via a gated access; steps leading to the double glazed door to the front elevation; a split level garden with laid stone; planted shrubbery; a magnolia tree; side access to the rear garden, an outdoor light, and a small canopy porch.

REAR GARDEN

The rear garden comprises of: a patio seating area with access from the kitchen/diner; fencing maintain the boundaries; a laid bed with stone, planted trees, and shrubbery; a good sized lawn; a pathway to the side of the property giving access to the front approach; a pathway leading to the rear garden and garage; a double glazed door giving access to the garage; and, a driveway providing parking for one+ vehicle, next to the garage.

GARAGE

The garage (located to the rear of the property) comprises of: a double glazed personal door giving access from the rear garden, power and light and, an up and over to the front of the garage.



At a glance...

- KITCHEN/DINER: 5.75m x 2.5m (18' 10" x 8' 2") - MAXIMUM MEASUREMENT
- LOUNGE: 3.5m x 4.25m (11' 6" x 13' 11") - MAXIMUM MEASUREMENT
- BATHROOM: 2.5m x 2.1m (8' 2" x 6' 11")
- MASTER BEDROOM: 3.28m x 2.55m (10' 9" x 8' 4")
- BEDROOM TWO: 2.7m x 3.21m (8' 10" x 10' 6") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 2.56m x 2.365m (8' 5" x 7' 9")

And there's more...

- Riverside walks nearby
- Off road parking
- Close to local amenities

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.