

FOR  
SALE



12 The Dales, Lower Bullingham, Hereford HR2 6DS

£170,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular residential location south of Hereford City, a well presented one bedroom mid terraced property offering ideal first time buyer/ investor accommodation. The property benefits from gas central heating, double glazing, two allocated parking spaces, a fantastic rear garden & we highly recommend a viewing.

## POINTS OF INTEREST

- *Mid terraced house*
- *One double bedroom, dressing area*
- *Modern kitchen & bathroom*
- *Popular residential location*
- *Ideal first time buyer/ investor accommodation*
- *Well presented throughout*



## ROOM DESCRIPTIONS

### Ground floor

Recessed porch with entrance door leading into

### Entrance hallway

With tiled floor, ceiling light point, radiator, wall mounted fuse box, space for coat storage, door into the lounge/dining room and opening into the

### Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, 4 ring gas hob, electric oven and extractor hood over, under counter space for washing machine, space for free standing fridge/freezer, tiled floor and splash back, double glazed window.

### Lounge/dining room

With fitted carpet, radiator, ceiling light point, double glazed french doors to the rear garden loc carpeted stairs leading up and gas central heating thermostat.

### First floor landing

With fitted carpet, loft hatch, ceiling light point and doors to

### Bedroom with dressing area

With fitted carpet, two radiators, ceiling light point, built in storage cupboard housing the Worcester Bosch gas central heating boiler, double glazed window overlooking the rear garden and archway into the

Dressing area

With fitted wardrobes, ceiling light point and double glazed window to the front aspect.

### Bathroom

A modern fitted bathroom with three piece white suite comprising panelled bath with electric shower over, bi-folding screen and panelled surround, wash hand basin with storage below, low flush w/c, heated towel rail, double glazed window, ceiling light point and wood effect flooring.

### Outside

To the rear a fantastic garden with paved patio area, an area of lawn bordered by an array of ornamental plants & shrubbery, a stoned area with wooden outside storage shed and rear access gate leading to the parking. The rear garden is enclosed by fencing. To the front a low maintenance stoned area with useful outside and paved pathway leading to the front door.

A short walk are two allocated parking spaces.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band A - £1594.50 for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

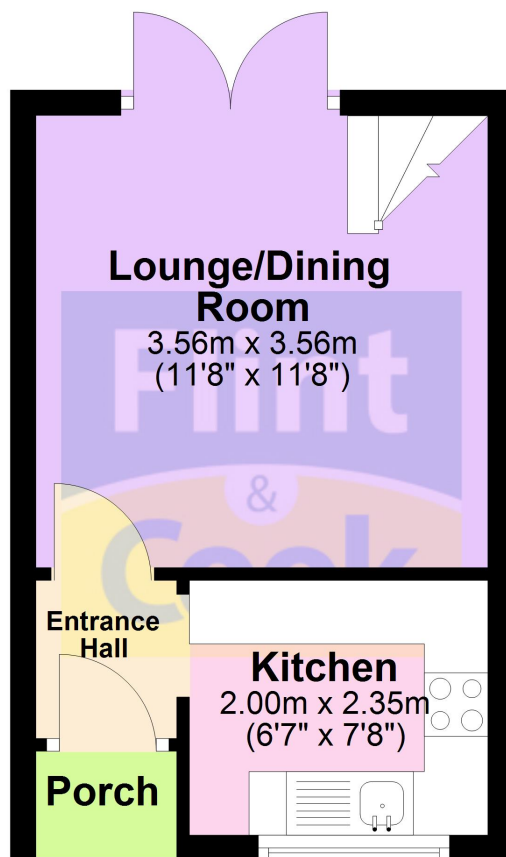
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### 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 towards the end of the cul-de-sac, take the last left turning into the Dales and the property is situated on the right hand side.

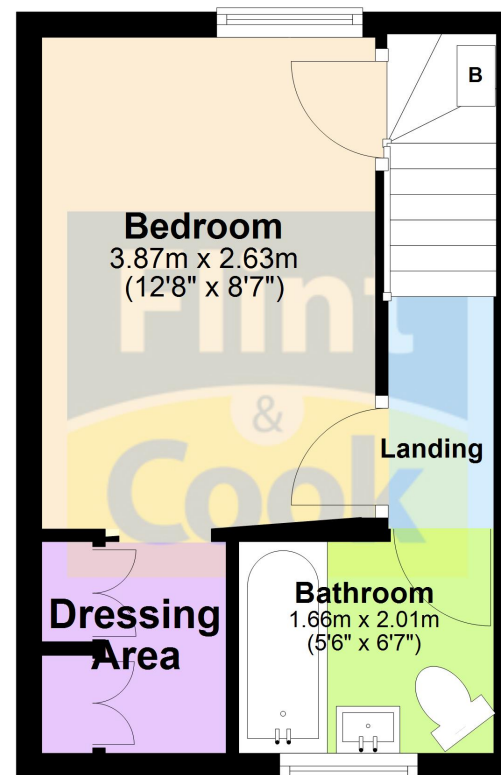
## Ground Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



## First Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.2 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		