

FOR  
SALE



92 The Pastures, Lower Bullingham, Hereford HR2 6EX

£215,000 - 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 an extended 2 bedroom semi-detached property offering ideal first time buyer/investor accommodation. The property has the added benefit of driveway parking, gardens, 2 reception rooms, downstairs shower room, double-glazing, gas central heating and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Extended semi-detached house*
- *2 Bedrooms*
- *Ideal first time buyer/investor accommodation*
- *Popular residential location*
- *Driveway parking*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy Porch

with uPVC entrance door leading to

### Reception Hall

with fuse-board, vinyl flooring and radiator, opening into the kitchen and doors to living room and

### Downstairs Wet Room

low flush WC, wash hand basin with storage under and tiled splashback, electric shower with glass screen and panelled surround, radiator, opaque double-glazed window, recessed spotlights and extractor.

### Kitchen

fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, double electric oven and electric hob with extractor over, free standing fridge/freezer, under counter space for washing machine and tumble drier, coving, vinyl flooring, double-glazed window to front aspect and extractor.

### Living Room

with fitted carpet, radiator, carpeted stairs leading up, double-glazed sliding doors leading to the rear garden and door leading in to the

### Conservatory

with tiled floor, radiator, double-glazed windows and double-glazed sliding door leading to rear garden, fitted blinds and Velux window.

### First Floor Landing

with fitted carpet, loft hatch, smoke alarm and door to

### Shower Room

with fitted corner shower cubicle with electric fitment over, low-flush WC, pedestal wash hand basin with storage under and tiled surround, extractor, double-glazed window and radiator.

### Bedroom 1

Fitted carpet, radiator, double-glazed window to front and built-in wardrobes with mirrored sliding doors.

### Bedroom 2

with fitted carpet, radiator, double-glazed window to rear and built-in cupboard over the stairs.

### Outside

the rear garden is laid to stone and enclosed by fencing, two outside wooden storage sheds. A side access leads to the front with an array of mature plants, trees and shrubbery.

To the front there is a brick pavier driveway providing off-road parking with the remainder of the front garden laid to stone with an array of mature plants and trees.

Side access gate. Outside water tap.

### General Information

#### Services

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

#### Outgoings

Council tax band B payable for 2024/25 £1772.02. Water and drainage rates are payable.

#### Tenure & possession

Freehold with vacant possession on completion.

#### Directions

Proceed south out of Hereford over Greyfriars bridge take the first exit off the Ross Road, at the traffic lights take the left-hand turn on to Holme Lacy Road and at the mini roundabout take the right turn on to Hoarwithy Road, continue along Hoarwithy Road and take the left-hand turn into The Pastures then continue for approximately 150 yards where the property will be found on the right-hand side, as indicated by the Agent's For Sale Board.

#### Viewing

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

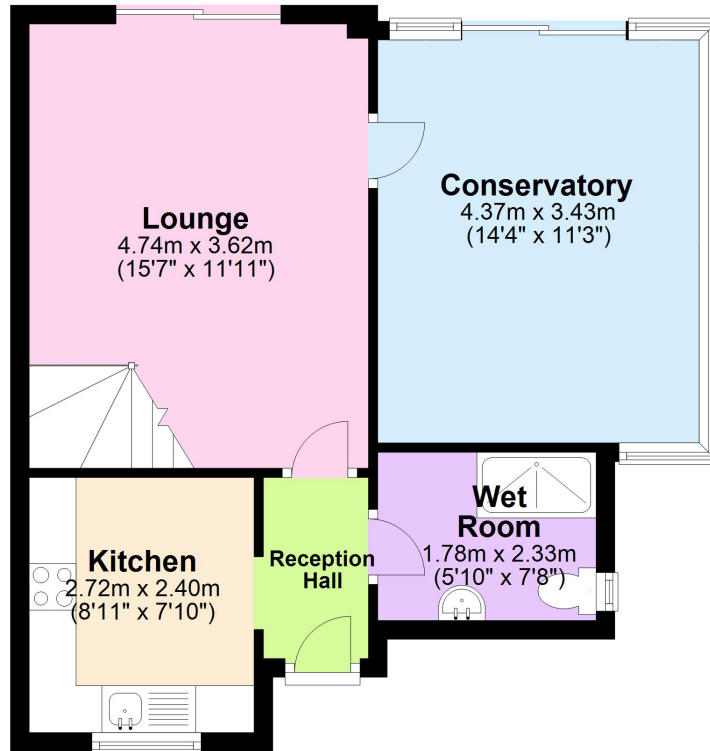
#### Money laundering

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



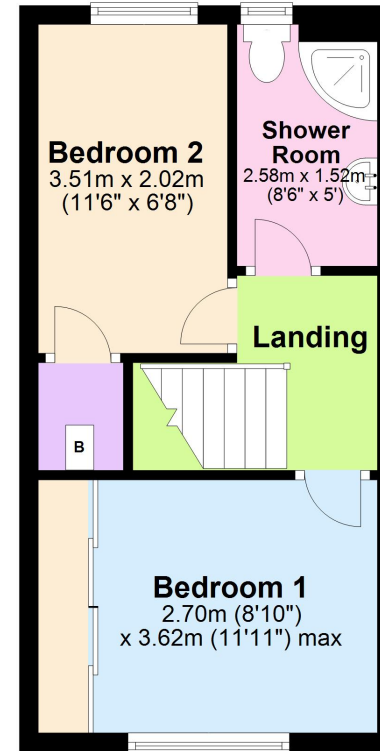
### Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

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

## 92 The Pastures, Lower Bullingham, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>89</b>
(69-80)	<b>C</b>	<b>73</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		
England, Scotland & Wales		
EU Directive 2002/91/EC		