

FOR
SALE



41 Bullingham Lane, Hereford HR2 6RU

£249,950 - Freehold

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

PROPERTY SUMMARY

Modern 3 bedroom semi-detached house with large living room and kitchen, en-suite shower room, attractive rear garden, single garage, drive to the rear. Must be viewed!

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Well maintained 3 bedroom semi-detached house*
- *Downstairs WC & en-suite shower room*
- *Single garage to the rear*
- *Attractive rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door through to the

Reception Hall

Fitted carpet, radiator, smoke alarm, staircase to the first floor, central heating thermostat and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback, radiator, vinyl flooring extractor and double glazed window.

Fitted Kitchen/Breakfast Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, vinyl flooring, radiator, double glazed window to the front aspect with Venetian blind, space for breakfast table, built-in single oven and 4-ring hob, wall mounted gas central heating boiler, space and plumbing for washing machine and tumble dryer, space for upright fridge/freezer.

Living Room

Fitted carpet, 2 radiators, double glazed window overlooking the rear garden, double glazed double French doors onto the rear patio and garden and useful downstairs store cupboard.

Landing

Fitted carpet, access hatch to loft space, built-in airing cupboard.

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear aspect, built-in double wardrobe with mirrored sliding doors and door to the En-suite Shower Room comprising corner shower cubicle with glazed screen, pedestal wash hand-basin with tiled splashback, low flush WC, vinyl flooring, radiator and extractor fan.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 3

Currently used as a Dressing Room with large range of built-in wardrobes, radiator, double glazed window to the rear and fitted carpet.

Bathroom

Suite comprising panelled bath with handgrips, tiled surround and shower unit over the glazed screen, pedestal wash hand-basin, low flush WC, radiator, vinyl flooring, extractor fan, double glazed window.

Outside

To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space leading onto the remainder of the garden which is laid to lawn and enclosed by fencing for privacy with a useful further area at the bottom of the garden laid to chippings and useful garden shed. To the rear of the property there is a SINGLE GARAGE with up-and-over door, ample storage space and driveway in front providing off-road parking for 1 vehicle. Useful side gate. To the front of the property there is an attractive lawned garden enclosed by hedging with paved pathway leading to the front entrance door.

General Information

Services

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

Outgoings

Council Tax Band 'C'

Water and drainage - metered supply

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Proceed south out of Hereford City on the A49 (Ross Road) and after passing the Broadleys public house, turn left at the traffic lights onto Bullingham Lane. Turn right at the 1st roundabout, proceed straight across the 2nd roundabout and number 41 is on the left hand side. What3words – dare.pardon.save

Viewing

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

Money Laundering Regulations

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

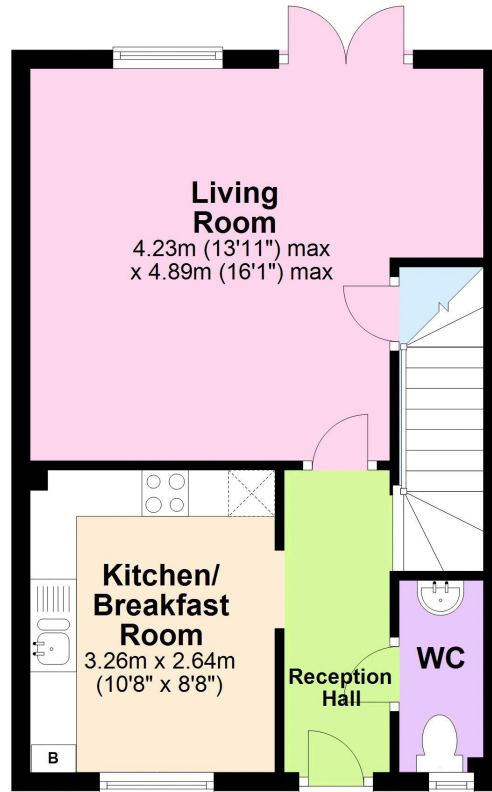
Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

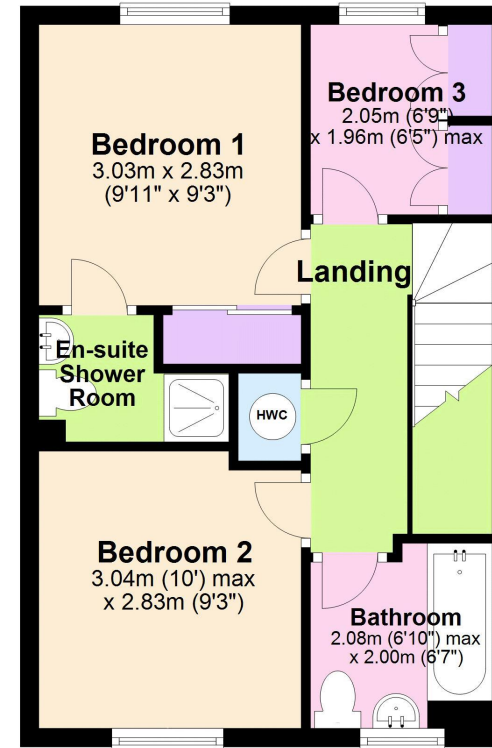
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 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		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		