

FOR
SALE



Almar, Lower Bullingham, Hereford HR2 6EG

£350,000 - Freehold

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

PROPERTY SUMMARY

Situated a short distance south of Hereford city centre, an immaculately presented 4 bedroom semi detached home offering ideal family accommodation.

The property benefits from gas central heating, double glazing, driveway parking, good sized garden, 4 bedrooms, 2 bathrooms and downstairs w/c. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Popular area*
- *4 Bedrooms (1 en-suite)*
- *Immaculate decorative order throughout*
- *Driveway parking & enclosed garden*
- *Ideal family home*



ROOM DESCRIPTIONS

Ground floor

UPVC entrance door leading into the

Entrance hall

With tiled floor, recess spotlights, ceiling light point, radiator, carpeted stairs leading up, useful under stair storage cupboard and doors to

Utility cupboard

with space and plumbing for washing machine and tumble dryer

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, tiled floor, ceiling light point

Living room

With wood effect flooring, radiator, double glazed french doors to the rear garden and double glazed window to the front aspect, feature wood burning stove with surround and tiled hearth.

Kitchen

Fitted with matching wall and base cupboard, ample work surface space, breakfast bar, 4 ring gas hob and electric oven below with extractor over, under counter space for dishwasher, 1 1/2 bowl stainless steel sink and drainer unit, two double glazed windows to side and rear aspects, door to the rear garden, two ceiling light points, radiator, wood effect flooring and opening into the

Dining room

With wood effect flooring, radiator, double glazed window to the front aspect, cupboard housing the fuse board and electric meter

First floor landing

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point, loft hatch and doors to

Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window to the rear garden and door to the En-suite shower room

With low flush w/c, wash hand basin with tiled splashback, walk in shower with panelled surround, mains fitment shower head and glass opening door, extractor, vinyl floor, recess spotlight and double glazed window

Bedroom 2

With fitted carpet, radiator and double glazed window to the front aspect

Bedroom 3

With fitted carpet, radiator and double glazed window to the side aspect

Bedroom 4

With fitted carpet, radiator, recessed spotlights and mirrored sliding doors opening into a dressing area/ room either fitted shelving, rails, fitted carpet, ceiling light point and electric radiator

Bathroom

An immaculately presented full suite with panelled bath and full tiled surround, large shower cubicle with mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage under, tiled floor, heated towel and double glazed window

Outside

To the front a tarmac driveway providing off road parking for several vehicles with an area of lawn, enclosed by hedging and fencing and with side access gate.

To the rear a beautifully mature garden with a large area of lawn, an area of composite decking with wooden pergola, a paved patio area with lazy spa hot tub, the garden is enclosed by hedging and fencing and has a border of ornamental shrubs. There is an outside shed with light and power, greenhouse with light and power and small summerhouse again with light and power

Outgoings

Council Band Tax - D - £2278.32

Viewing

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

Services

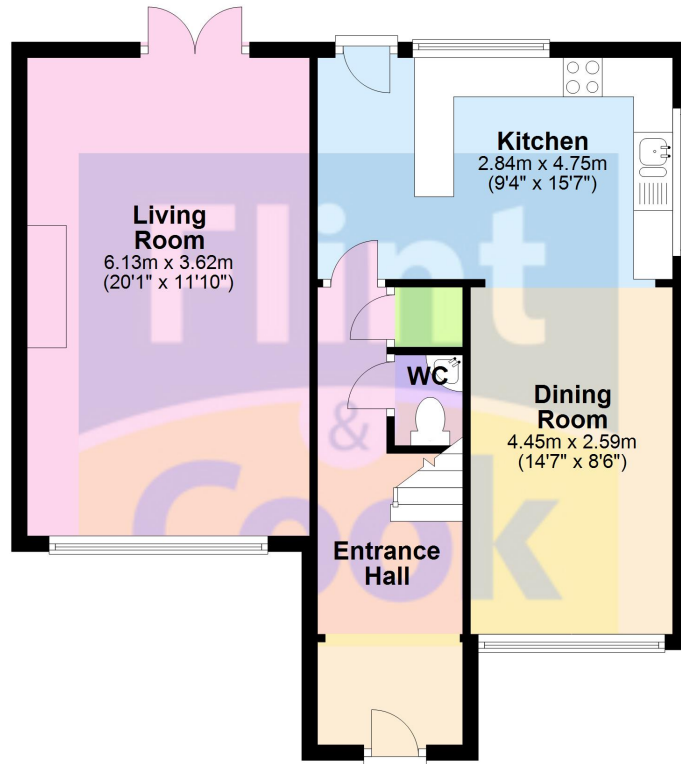
All mains services are connected. Gas fired central heating.

Money Laundering Regulations

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

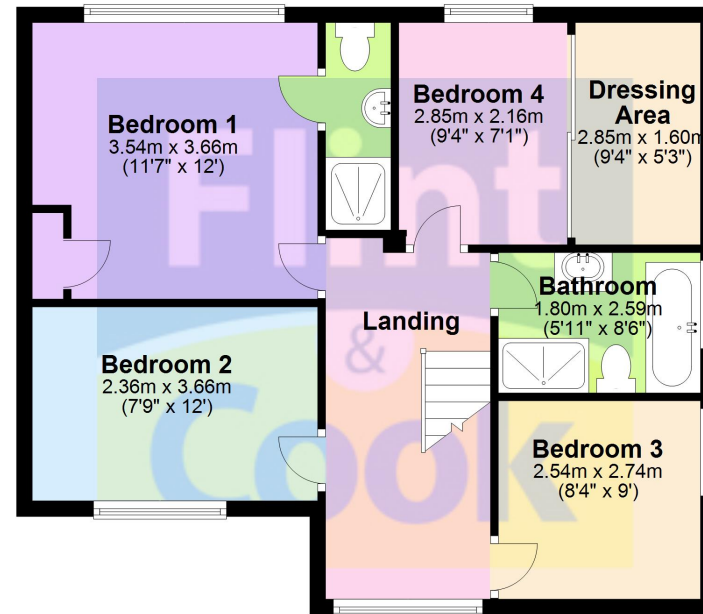
Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Total area: approx. 118.0 sq. metres (1270.4 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	68	83
England, Scotland & Wales		