

for sale

£263,000



## The Dales Lower Bullingham Hereford HR2 6DS

This wonderful three bedroom detached family home is positioned in a popular lower Bullingham area. Offering large rooms throughout and off road parking to the front this is the perfect home for growing families to enjoy. Briefly comprising: off road parking, garage with up and over doors, entrance porch, welcoming hallway, downstairs W.C, spacious lounge, conservatory, kitchen, first floor landing, three bedrooms, family bathroom and a good size garden to the rear.

# The Dales Lower Bullingham Hereford HR2 6DS

## Approach

A drop curb giving access to the tarmac drive which leads up to the garage up and over doors. A side gate giving access to the rear garden and a further door giving access to the entrance porch.

## Entrance Porch

Double glazed door to front elevation, double glazed window to front elevation, ceiling light point and doors to the following.

## Entrance Hall

Double glazed door to front elevation, central heating radiator, ceiling light point, stairs and doors leading to the following.

## Cloakroom

Double glazed obscure window to side elevation, WC, wash hand basin, part tiling, central heating radiator and ceiling light point.

## Lounge

15' 10" max x 15' 7" ( 4.83m max x 4.75m )

Double glazed window to front elevation, under stairs storage, two ceiling light points, coving, central heating radiator, double glazed patio doors to rear elevation.

## Kitchen

10' x 8' 10" ( 3.05m x 2.69m )

A fitted kitchen with wooden wall and base units, roll top work surfaces, one bowl sink and drainer, integrated electric oven and hob with cooker hood over, integrated fridge freezer, plumbing for washing machine and dishwasher, extractor fan, ceiling light point and double glazed window to rear elevation.



## Conservatory

12' 7" x 9' 5" ( 3.84m x 2.87m )

Double glazed French doors to side elevation, double glazed windows to side and rear elevations, ceiling light point and central heating radiator.

## First Floor Landing

Double glazed window to front elevation, airing cupboard, loft access, ceiling light point and doors to the following.

## Bedroom One

13' 9" x 8' 10" ( 4.19m x 2.69m )

Double glazed window to rear elevation, central heating radiator and ceiling light point.

## Bedroom Two

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double glazed window to rear elevation, central heating radiator and ceiling light point.

## Bedroom Three

8' 8" x 6' 9" ( 2.64m x 2.06m )

Double glazed window to front elevation, central heating radiator and ceiling light point.

## Bathroom

A modern white suite briefly comprising of bath with mixer taps and shower overhead, wash hand basin, WC, fully tiled, wall towel rail, double glazed obscure window to side elevation, ceiling light point and extractor fan.

## Rear Garden

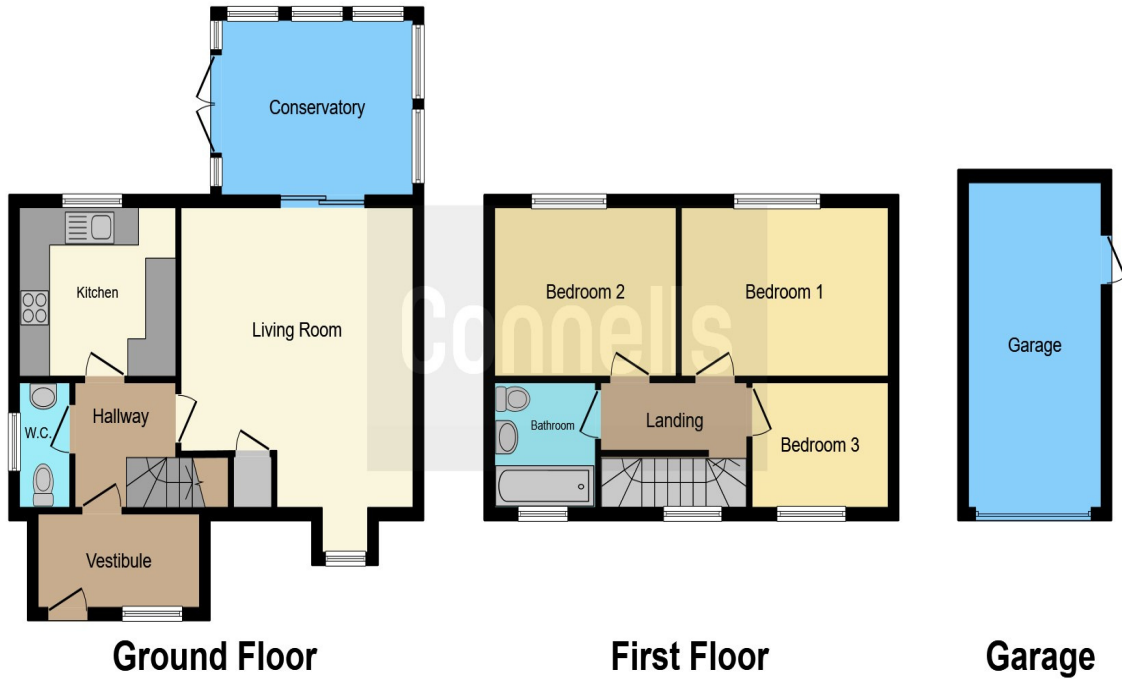
Slab paved area leading to lawn, fencing and walls to borders, side gate back to front of property and door to garage.

## Garage

17' 5" x 8' 9" ( 5.31m x 2.67m )

Doors to side, up and over doors, power and lighting.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HER313866 - 0008

**Tenure:** Freehold

**EPC Rating:** D

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