

for sale

£200,000



The Shires Lower Bullingham Hereford HR2 6EZ

Offering a spacious layout which briefly comprises on the ground floor; a fitted kitchen, lounge with electric feature fire place and sliding doors leading into the conservatory which has a tiled floor and gives further access to the garage and garden. The garage is part converted and features plumbing and drainage to accommodate a future ground floor shower and toilet if required. Upstairs there are two double bedrooms, one with an en-suite shower room and the other with a small dressing area. There is also a family bathroom.

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Approach

Dropped kerb giving access to private drive with fencing to the border and lawn to the side.

Entrance Hall

Ceiling light point, archway into kitchen and door into lounge.

Kitchen

7' 7" x 6' 9" (2.31m x 2.06m)

Fitted wall and base units with roll top work surfaces over, one bowl sink and drainer, tiled splash backs, integrated gas hob, cooker hood and oven, space for under counter fridge freezer, electric radiator, ceiling light point and double glazed window to front elevation.

Lounge

11' 11" max x 12' 5" (3.63m max x 3.78m)

Ceiling light point, electric radiator, TV point, electric fireplace, sliding door to conservatory and stairs to first floor.

Conservatory

20' 3" x 8' 2" (6.17m x 2.49m)

Double glazed sliding door to patio, wall light point, electric radiator and door to garage.

Bedroom One

7' 3" x 12' 7" (2.21m x 3.84m)

Double glazed window to rear and side elevations, ceiling light point, electric radiator, loft hatch and door to en suite.



En Suite

Corner shower with sliding glass door, wash hand basin with vanity, low level WC, tiled splash backs, ceiling light point and double glazed obscure window to front elevation.

Bedroom Two

8' 7" x 12' 10" (2.62m x 3.91m)

Double glazed window to rear elevation, ceiling light point, airing cupboard, electric radiator, fitted wardrobes and draw unit.

Dressing Area

5' 9" x 4' 10" (1.75m x 1.47m)

Double glazed window to front elevation, fitted storage cupboards, ceiling light point, fitted vanity and mirror.

Bathroom

Bath with mixer taps and shower over, wash hand basin with vanity, tiled splash backs, low level WC, double glazed obscure window to front elevation, towel radiator and ceiling light point.

Rear Garden

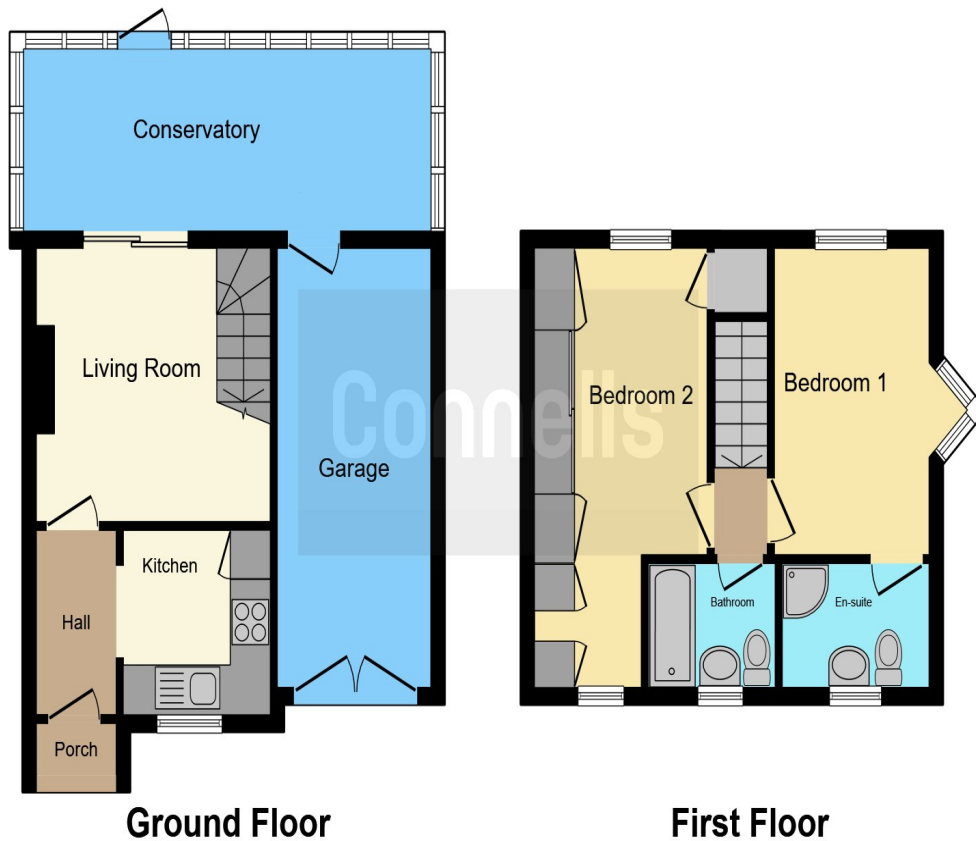
A low maintenance rear garden with slab paving enclosed by secure fencing and additionally a private side gate giving access to public common.

Part Converted Garage

18' 1" x 7' 1" (5.51m x 2.16m)

Part converted integral garage with power, lighting and plumbing.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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