

for sale

offers over **£199,995**



Warwick Road Lower Bullingham Hereford HR2 6FB

An extended two-bedroom end terrace property offering spacious accommodation with two double bedrooms, two reception rooms and a downstairs W.C. Also benefiting from off road parking for two cars.

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Entrance Hall

Ceiling light point, radiator, stairs to first floor and doors to kitchen, cloakroom and lounge.

Cloakroom

WC, wash hand basin, ceiling light point, radiator and double glazed obscure window to front elevation.

Lounge

13' 7" max x 16' 1" max (4.14m max x 4.90m max)

Double glazed window to side, two ceiling light points, radiator, storage cupboard and double doors to dining room.

Dining Room

10' 2" x 11' 3" (3.10m x 3.43m)

Spotlights to ceiling, wall light point, radiator and double doors to the garden.

Kitchen

7' 4" x 8' 5" (2.24m x 2.57m)

Wall and base units, roll top work surfaces, one and a half bowl sink and drainer, splash back tiles, integrated oven, gas hob and cooker hood, space for fridge freezer, plumbing for washing machine, space for tumble dryer, ceiling light point and double glazed window to front.



Landing

Ceiling light point, loft hatch and doors to the following.

Bedroom One

9' 7" x 13' 8" max (2.92m x 4.17m max)

Two double glazed windows to rear elevation, ceiling light point, two radiators and built in wardrobe.

Bedroom Two

11' 3" max x 13' 8" max (3.43m max x 4.17m max)

Two double glazed windows to front elevation, ceiling light point, two radiators and built in wardrobe.

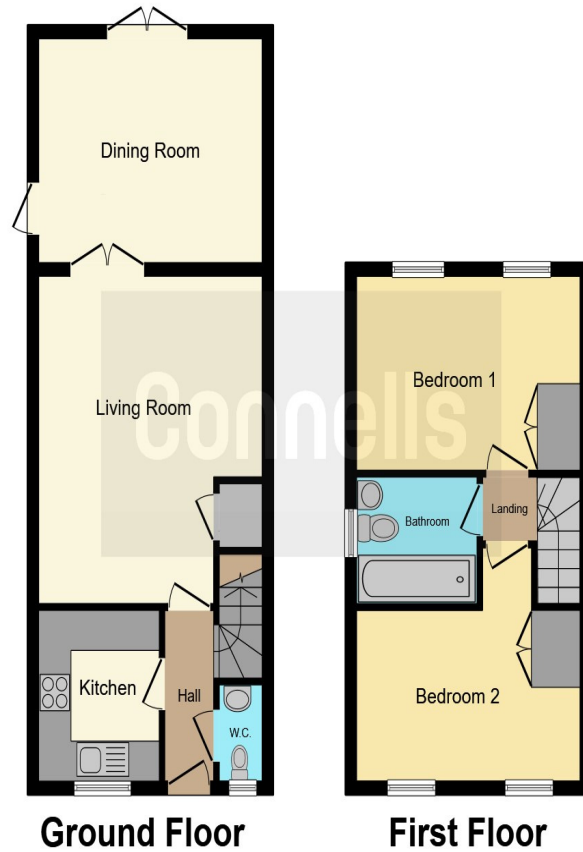
Bathroom

Bath with shower over, tiled splash backs, WC, wash hand basin, double glazed obscure window to side elevation, radiator and ceiling light point.

Rear Garden

A low maintenance rear garden with lawn, fencing to the borders, garden shed and a side gate giving access to the front of the property.





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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Property Ref: HER315398 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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