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62 St. Clares Court, Lower Bullingham, Hereford, HR2 6PY

'Set in a maturing residential locality to the south east of the city centre, a three bedroom centrally heated and double glazed home. Driveway, garage and private rear garden'

£270,000(Freehold)

62 St. Clares Court, Lower Bullingham, Hereford, HR2 6PY

LOCATION

St Clares Court is a maturing residential development located just off Holme Lacy Road and set about one mile south east of the city centre. In the locality there are a range of facilities and amenities including local shops, educational establishments, a public house and playing fields. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

62 St Clares Court is a detached, three bedroom home which offers well proportioned accommodation, to include hall with cloakroom, living room, a kitchen/dining room, three bedrooms (one of which is en-suite) and a bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With double glazed door to:

Entrance Hall

2.13m (7'0) x 1.04m (3'5)

With stairway off, wall mounted thermostat, radiator, door to living room and door to:

Cloakroom

1.22m (4'0) x .84m (2'9)

With low level wc and wall mounted wash basin. Double glazed window and radiator.

The Living Room

5.03m (16'6) x 4.11m (13'6)

With a double glazed window to the front with vertical blind, radiator and having a door to the:



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Kitchen/Dining Room

5m (16'5) x 2.44m (8')

With a pair of double glazed French doors and a double glazed window opening to and overlooking the rear garden. 1½ bowl sink unit with drainer and mixer tap, fitted base cupboards with roll edged working surface over and tiled surrounds together with eye level cabinets. Recess with plumbing for washing machine, recess for a further appliance and fitted electric oven with four ring hob over and cooker hood above. Wall mounted boiler with central heating and domestic hot water control clock, radiator and with a door to understairs cupboard.



ON THE FIRST FLOOR:

Landing

With a double glazed window to the side, access hatch to loft storage space and with doors to the bedrooms, bathroom, a deep over stair storage cupboard and an airing cupboard with insulated hot water cylinder.

Bedroom 1

3.51m (11'6) x 2.84m (9'4)

With a double glazed window to the front with vertical blind. Radiator, double recessed wardrobe cupboard with hanging rail and storage shelf and with a door to the:

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En-Suite Shower Room

1.22m (4'0) x 1.42m (4'8) (7'5 maximum)

With a tiled shower cubicle with thermostatically controlled shower unit, low level wc and pedestal wash basin. Part tiled walls, extractor unit, double glazed window and radiator.



Bedroom 2

3.1m (10'2) x 2.84m (9'4)

With a double glazed window overlooking the rear garden. Radiator and with a door to a recessed wardrobe cupboard with hanging rail and storage shelf.

Bedroom 3

2.39m (7'10) x 2.08m (6'10)

With a double glazed window with a vertical blind at the front and radiator.

Bathroom

1.96m (6'5) x 1.85m (6'1)

With part tiled walls and suite comprising bath with mixer tap and thermostatically controlled shower unit over, low level wc and wash basin with mixer tap. Extractor vent, double glazed window and radiator.



OUTSIDE:

The property has the benefit of a tarmac driveway which leads to the ATTACHED GARAGE (16'7 x 8'8) with electric roller door to the front, light and power points and with a double glazed personal door.

At the front of the property there is an area of artificial lawn and to the right of the driveway there is a planted border. At the rear of the property there is a square garden area, part laid to patio and part laid to lawn with established borders within a timber fence.

COUNCIL TAX BAND D

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the first exit onto Ross Road. Continue to and turn left at the traffic lights, by the Broadleys Public House, into Holme Lacy Road. Continue along Holme Lacy Road and St Clares Court will be identified on the right hand side. Number 62 is located in the first cul-de-sac on the right.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

28th September 2024

ID38856

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

