



## 105 THE PASTURES

LOWER BULLINGHAM HR2 6EU

£159,950  
FREEHOLD

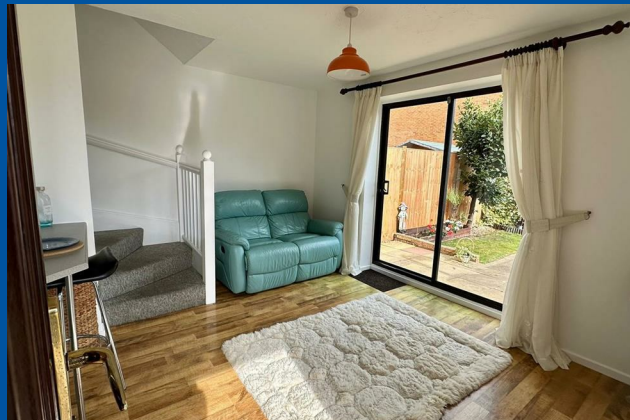
Peacefully situated on the southern outskirts of the city, a well maintained 1 bedroomed back-to-back house offering ideal first time buyer accommodation. The property, which is offered for sale with no onward chain, has the added benefit of a private enclosed garden, off road parking, double glazing and we recommend an internal inspection.





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- Southern outskirts of the city • 1 bedroom back-to-back house • Private enclosed garden • Off road parking for 1 vehicle • Ideal for first time buyers • No onward chain



### Canopy Porch

With uPVC entrance door through to the

### Lounge

With laminate flooring, wall mounted electric heater, turning carpeted staircase to the first floor, double glazed sliding patio door to the garden. An archway provides open plan access to the

### Kitchen

Fitted with wall and base cupboards, single drainer sink unit with mixer tap, work surfaces, double glazed window, vinyl flooring, space for appliances, breakfast bar and a useful under stairs store cupboard.

### First Floor Landing

With fitted carpet, access hatch to the loft space and door to the

### Bedroom

With fitted carpet, wall mounted electric heater, double glazed window with a pleasant outlook, a recess ideal for wardrobes and built in store/airing cupboard.

### Bathroom

With a suite comprising a panelled bath with hand grips and hand held shower attachment over, pedestal wash hand basin, low flush WC, vinyl flooring, wall mounted electric heater, double glazed window and extractor fan.

### Outside

To the front of the property there is a lawned garden with flower borders and paved pathway leading to the front entrance door. To the side is a driveway providing off road parking facilities for 1 vehicle, there is also a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and well enclosed by high fencing to maintain privacy and with a useful timber garden shed and side access gate.

### Property Services

Mains water, electricity, drainage are connected.

### Outgoings

Council tax band 'A' - £1,595 for 2025/2026

Water and drainage rates are payable.

#### Directions

Proceed south out of Hereford on the A49 Ross Road turning left at the Broad Leys public house onto Holme Lacy Road. At the mini roundabout turn right onto Hoarwithy Road, after approximately 1/2 a mile turn left into The Pastures.

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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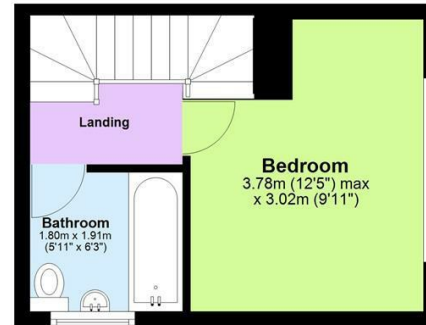
### Ground Floor

Approx. 19.3 sq. metres (207.8 sq. feet)



### First Floor

Approx. 19.2 sq. metres (206.4 sq. feet)



Total area: approx. 38.5 sq. metres (414.2 sq. feet)

**EPC Rating: E**    **Council Tax Band: A**



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>93</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>43</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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