



**31 BULLINGHAM LANE  
HEREFORD HR2 6RU**

**£209,950  
FREEHOLD**

Pleasantly situated on the outskirts of the city, a deceptively spacious 2 bedroom house offering ideal first-time buyer accommodation. The property has the added benefit of gas-central heating, double glazing, downstairs cloakroom, single garage and driveway and to fully appreciate this property we recommend it into an inspection.

**Flint  
&  
Cook**

# 31 BULLINGHAM LANE

- Popular residential location • Deceptively spacious 2 bedroom house • Downstairs cloakroom • Single garage & driveway • Ideal for first time buyers • Must be viewed



## Entrance Hall

With laminate flooring, radiator, coat hooks and door to the

## Living Room

With laminate flooring, radiator, double glazed window to the front aspect with blind and double glazed double doors to the rear patio and garden.

## Inner Hallway

With laminate flooring, radiator, useful under stairs store cupboard, turning carpeted staircase to the first floor and door to the

## Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with splash back, double glazed window and radiator.

## Kitchen/Breakfast Room

With single-drainer sink unit with mixer tap, wall and base cupboards, work surfaces with splashbacks, tiled floor, double glazed window to the front aspect, built in single oven and 4 ring gas hob with cooker hood over, space for upright fridge/freezer, space and plumbing for a washing machine, wall mounted gas central heating boiler, radiator, space for dining/breakfast table and double glaze double doors to the rear patio and garden.

## First Floor Landing

With fitted carpet, radiator, access hatch to the loft space, large built in cupboard and double glazed window to the front aspect.

## Bedroom 1

With fitted carpet, radiator, space for wardrobes, double glazed window to the front aspect.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and recess ideal for wardrobes.

## Shower Room

With suite comprising a large walk in shower with glazed sliding door, pedestal wash hand basin with splashback and mirror fronted medicine cabinet over, low flush WC, radiator, double glazed window.

## Outside

To the front of the property there is an enclosed garden with a paved pathway leading to the front entrance door.

To the rear of the property there is a paved patio area providing the perfect entertaining space with the remainder of the garden laid to artificial grass all well enclosed by fencing for privacy and with useful outside light, tap and rear gate leading to the driveway which provides off-road parking for 1 vehicle and which also provides access to the

## Single Garage

With up and over door and ample storage space. The garage is on leasehold (a term of 999 years from January 2005).

## Directions

Proceed south out of Hereford city on the A49 Ross

Road. After passing the Broad Leys public house turn left at the traffic lights onto Bullingham Lane, right at the next roundabout and then immediately across the next roundabout and number 31 is on your left hand side.

#### **Property Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### **Outgoings**

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432)

355455.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Money Laundering**

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

#### **Residential lettings & property management**

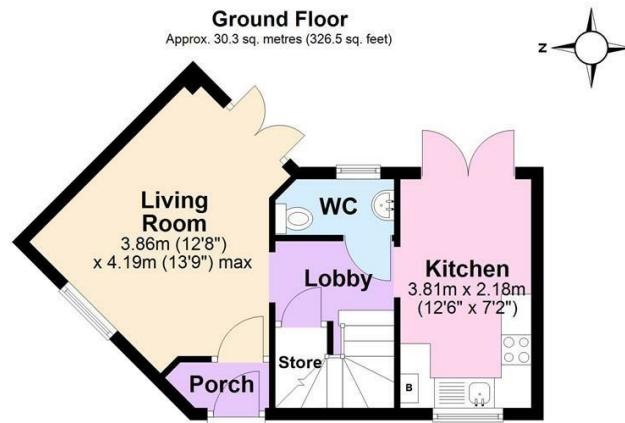
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

## **31 BULLINGHAM LANE**





Total area: approx. 61.4 sq. metres (660.4 sq. feet)

**EPC Rating: C** **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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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