

for sale

£160,000



## The Pastures Lower Bullingham Hereford HR2 6EU

This charming one bedroom property offers an open plan ground floor layout, one bedroom and a modern shower room. There is a communal parking area with an allocated space, with a gate leading into the private garden. Located in the popular and convenient neighbourhood of Lower Bullingham, within easy reach of Hereford City Centre and nearby local amenities such as shops, takeaways, schools and a public house. The neighbourhood is serviced by regular bus routes into the City Centre.



# The Pastures Lower Bullingham Hereford HR2 6EU

## Approach

The home offers allocated parking with the side gate giving access to the garden area, this is where the front door is positioned and the door leads to:

## Lounge

12' 9" x 8' 11" ( 3.89m x 2.72m )

Double glazed door to front, window to front elevation, electric radiator, stairs leading to the first floor landing, opening leading to the kitchen and ceiling light point.

## Kitchen

9' 4" x 7' 3" ( 2.84m x 2.21m )

Fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splashbacks to walls, integrated electric oven and hob with cooker hood over, space for fridge freezer, plumbing for washing machine, under stairs storage, ceiling light point and double glazed window to front elevation.

## First Floor Landing

Loft access, ceiling light point and doors to the following.





## Bedroom One

12' 9" x 7' 11" ( 3.89m x 2.41m )

Double glazed window to front elevation and ceiling light point.

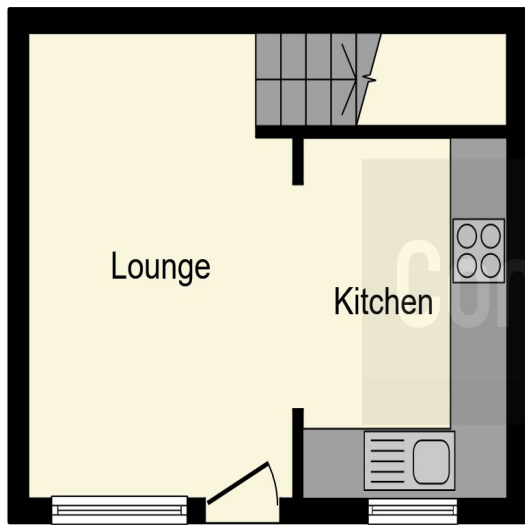
## Bathroom

Modern white suite briefly comprising: bath with mixer taps and shower head over, wash hand basin vanity unit with WC, panels to walls, extractor fan, ceiling light point and airing cupboard housing the water tank and double glazed obscure window to front elevation.

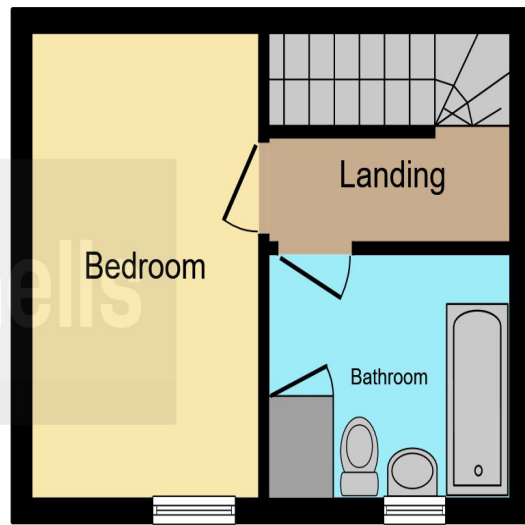
## Garden

The good size garden is mainly laid to lawn with fencing to the borders and a side gate giving access back to the front where the allocated parking is.





**Ground Floor**



**First Floor**

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Property Ref: HER315747 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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