



145 BULLINGHAM LANE

HEREFORD HR2 7RZ

£460,000
FREEHOLD

Peacefully situated on the southern outskirts of the City, a highly spacious 4 bedroom detached house offering ideal family/retirement accommodation. The property is well presented throughout and has the added benefit of gas central heating, double glazing, an updated kitchen, good sized rear garden enjoying fine views, flexible living accommodation, double garage and ample parking. To fully appreciate this property we strongly recommend an internal inspection.



145 BULLINGHAM LANE

- Outskirts of the city • Impressive 4 bedroom detached house • 3 large reception rooms, kitchen and utility • Excellent energy efficiency with solar panels • Good sized rear garden and fine views • Double garage and ample parking



A note from the Vendors ...

'Welcome to our home where we have lived for the last twenty-one years. We love the neighbourhood which is only five minutes away from the city, yet we have quiet country surroundings. We are proud to have made the house an eco-friendly home with an outstanding 'B' Energy Rating with solar panels, electric car charger in the garage and free electricity while the sun shines. The solar panels give an annual income of approximately £2,000 per year.

The house has been well maintained throughout with a new kitchen 2 years ago and recent redecoration throughout. The double garage is very useful with room for 2 cars as well as workshop space. The garden is well stocked and lovingly tended and produces a good variety of fruit and flowers. It also has a grapevine.'

In more detail the accommodation comprises

Recessed Entrance Porch with entrance door through to

Spacious Reception Hall

With matwell, wood strip flooring, carpeted staircase to the first floor, understairs storage area, double radiator, useful store cupboard and door to

Downstairs Cloakroom

With low flush WC, radiator, wash hand basin and extractor fan.

Impressive Lounge

A light and airy room with fitted carpet, two double radiators, double glazed bay window to the front aspect with vertical blinds, feature fireplace with hearth and display mantel over, coved ceiling, range of lighting, double glazed window to the side with vertical blinds and double glazed double French doors to the rear enjoying fine views across surrounding fields and countryside. Glazed panel double doors to

Dining Room

With fitted carpet, double radiator, coved ceiling and double glazed double French doors to the rear taking full advantage of the views.

Kitchen/Breakfast Room

With extensive range of wall and base cupboards, ample quartz worksurfaces with splashbacks, radiator, coved ceiling, built-in oven, microwave and four-ring induction hob with glass splashback and cooker hood over, space for American style fridge-freezer, space and plumbing for dishwasher, display shelving, coved ceiling, recessed spotlighting, double glazed double French doors to the rear enjoying fine views, built-in breakfast bar and double glazed window to the side. Door to

Utility Room

With single bowl sink unit with mixer tap over, wall and base cupboards, space and plumbing for automatic washing machine and tumble dryer, storage unit with coat hooks and shoe storage below, radiator and internal door to the Double Garage.

Study

With fitted carpet, double radiator, coved ceiling and double glazed windows to three aspects.

First Floor Landing

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, access hatch to loft space, built-in airing cupboard, decorative wall and door to

Bedroom 1

With fitted carpet, range of built-in wardrobes, double radiator, double glazed window to the rear enjoying fine views and door to

En Suite Shower Room

With corner shower cubicle with glazed sliding doors, low flush WC, vanity wash hand basin with storage above/below

and wall mirror over, double glazed window enjoying fine views and radiator.

Bedroom 2

With fitted carpet, radiator, range of built-in bedroom furniture and double glazed windows to the front and side aspects.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect.

Bedroom 4

With fitted carpet, radiator, built-in wardrobe with mirrored sliding doors and double glazed window to the rear enjoying fine views.

Bathroom

With suite comprising bath with shower unit over and glazed screen, vanity wash hand basin with storage below and mirror and lighting over, low flush WC, ladder style towel/radiator and double glazed window enjoying fine views.

Outside

To the front of the property is a lawned garden with shared driveway leading to a double width driveway providing off-road parking facilities leading to the DOUBLE GARAGE with twin electric roller doors, ample storage space, power and light points, door to the rear garden and internal door to the Utility Room.

To the immediate front of the property is a paved patio area with pathway leading to the front door with flower borders to the side. Access to the rear can be gained via both sides of the property.

To the immediate rear of the property is an extensive paved patio area providing the perfect entertaining space taking full advantage of the views. Steps lead to the main garden which is

laid to lawn bordered by flowers and shrubs all enclosed by fencing and trees with a useful TIMBER GARDEN SHED, further paved patio area and GREENHOUSE.

Property Services

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

Outgoings

Water (metered) rates are payable.
Private drainage.

Directions

Proceed south out of Hereford City on the A49 Ross Road. After passing Bradbury Close on the left hand side, turn left at the traffic lights onto Bullingham Lane. Turn right at the next roundabout, continue straight across the next roundabout underneath the bridge and Number 145 Bullingham Lane can be found on the left hand side.

Viewing

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

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

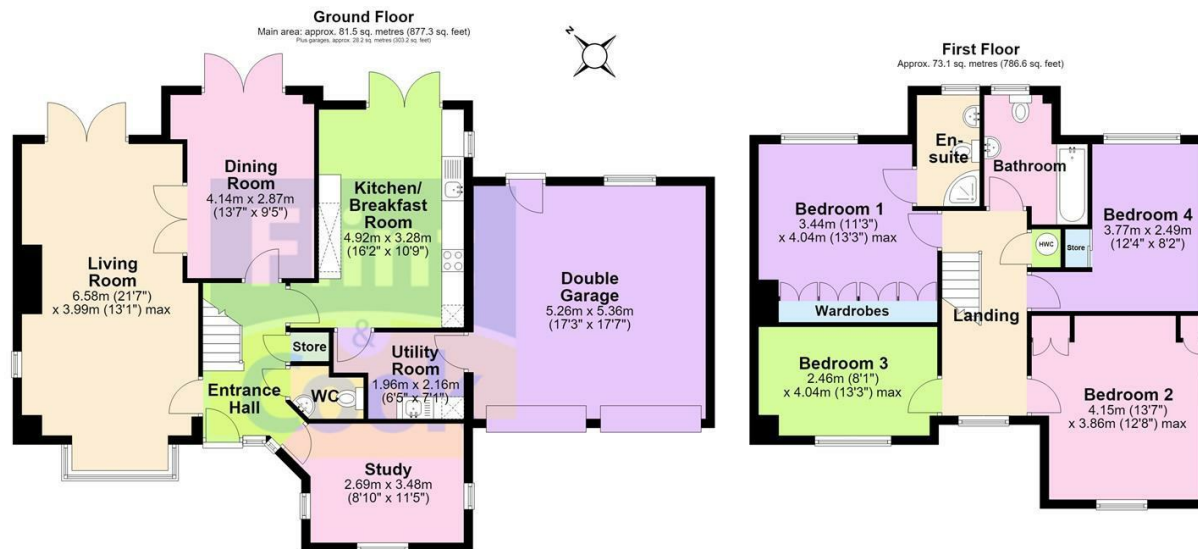
Freehold - vacant possession on completion.

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.

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Main area: Approx. 154.6 sq. metres (1663.9 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Hereford Council Tax Band: F

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

