



ASMARA LOWER BULLINGHAM LANE

LOWER BULLINGHAM, HERFORD HR2 6EP

£295,000
FREEHOLD

Situated South of Hereford City, a fantastic three bedroom detached dormer bungalow offering spacious and flexible accommodation throughout and providing a perfect home for those downsizing. Benefitting from driveway parking, a single garage, a fantastic rear garden and being sold with no onward chain. A viewing is highly recommended.



ASMARA LOWER BULLINGHAM

- South of Hereford City
- No onward chain
- Detached dormer bungalow
- Three bedroom (two ground floor)
- Fantastic rear garden, garage & driveway
- Ideal for those looking to downsize



Ground Floor

With recessed entrance porch and entrance door into the

Entrance Hall

A spacious reception hall with mat well, fitted carpet, two radiators, ceiling light point, double glazed windows to the rear aspect, carpeted stairs leading to the first floor and doors into the

Living Room

With fitted carpet, radiator, ceiling light point, double glazed bay window to the front aspect, additional double glazed window to the side aspect and feature fireplace.

Dining Room

With fitted carpet, ceiling light point, radiator, feature fireplace, serving hatch to the kitchen and double glazed sliding doors out to the conservatory.

Kitchen

Comprising fitted base units with work surface space over and tiled splash backs, sink and drainer unit, wall mounted gas central heating boiler, space for a freestanding cooker, freestanding fridge/freezer, under counter space for a washing machine, breakfast bar, radiator, double glazed window to the side aspect, door into the large pantry cupboard and door to the rear porch area.

Conservatory

With tiled floor, power points, windows and door out to the rear.

Bedroom One

A spacious main bedroom to the ground floor with fitted carpet, ceiling light point, radiator, double glazed window to the side aspect and double glazed bay window to the front aspect.

Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the rear and side.

Bathroom

Three piece suite comprising panelled bath with bath with mains shower over and panelled surround, pedestal wash hand basin, low flush w/c, radiator and two double glazed windows.

Rear Porch

With door out to the garden and door leading into the large storage room with wall mounted electric fuse box and shelving.

First Floor

With carpeted stairs leading up to the third bedroom with fitted carpet, radiator, double glazed window, ceiling light point and access doors into the eaves storage.

Outside

The property is approached over a concrete driveway providing off road parking for several vehicles with access to the single garage with up and over door. To the front of the property there is a good sized area of

lawn enclosed by hedging with two access gates leading to the rear. To the rear there is a fantastic enclosed garden laid to a mix of patio and lawn with an array of ornamental plants and shrubbery with a feature cider mill enclosed by fencing and with a useful rear access gate.

Directions

Proceed out of Hereford along the Ross Road (A49), at the second set of traffic lights (Broadley's Pub), turn left onto Holme Lacy Road, continue along this road passing the The Wye Inn public house on the left hand side and take the right hand turning into Lower Bullingham Lane where the property is located at the end on the right hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

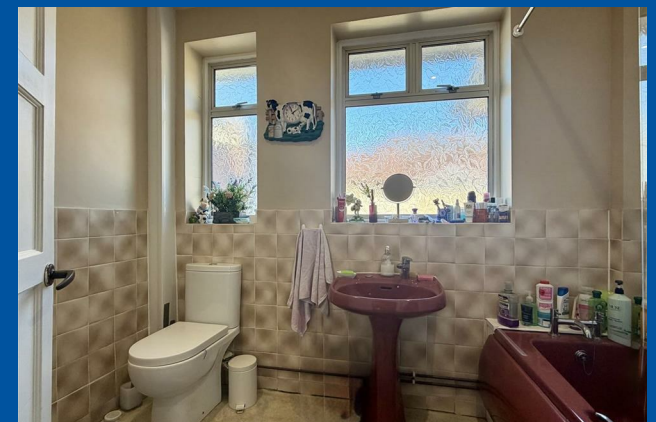
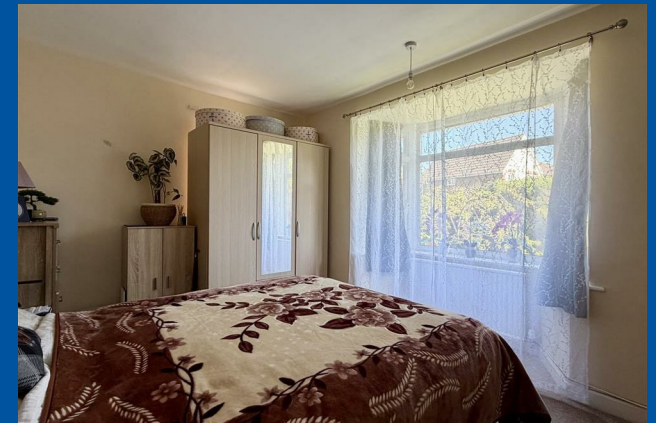
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

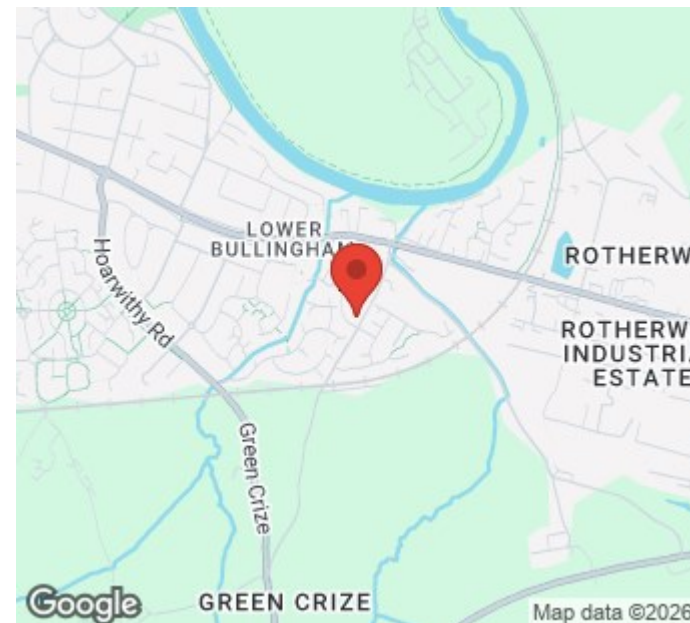
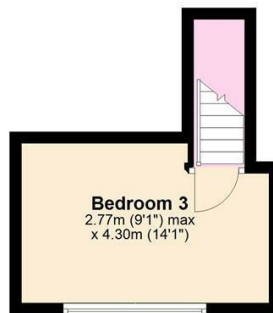
Approx. 109.8 sq. metres (1181.6 sq. feet)



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

First Floor

Approx. 13.6 sq. metres (146.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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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