



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## 2 The Dales, Lower Bullingham, Hereford, HR2 6DS

*'A well proportioned two bedroom semi detached home located in a maturing development set to the south of Hereford. The property is provided with double glazing, driveway and good rear garden area'*

**£180,000 (Freehold)**

## 2 The Dales, Lower Bullingham, Hereford, HR2 6DS

### LOCATION

The Dales is a cul-de-sac located on The Pastures development on the south eastern outskirts of the City of Hereford. The locality is served by amenities with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

2 The Dales is a maturing semi detached home which has replacement double glazed windows and electric heating. The property overall is well proportioned and would now benefit from some upgrading works. Of note is the good driveway and the rear garden area. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch

.99m (3'3) x 1.07m (3'6)

Approached through a door with double glazed upper panels, coved ceiling and with a door to:

##### The Living Room

4.8m (15'9) x 3.61m (11'10)

With a double glazed window to the front, moulded timber fire surround with marble inset and hearth with living flame gas fire. Stairway off, coved ceiling, wall light points, television point and wall mounted panel heater. Door to:



##### Kitchen

3.61m (11'10) x 2.67m (8'9)

With a double glazed window and double glazed door to the rear. Coved ceiling, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets together with further tall cupboard unit. Recess with plumbing for dishwasher, single drainer sink unit with mixer tap, built-in electric oven and hob with cooker hood over. Wall mounted panel heater.



## 2 The Dales, Lower Bullingham, Hereford, HR2 6DS

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space and with doors to:

#### Bedroom 1

3.61m (11'10) x 2.69m (8'10)

With a double glazed window overlooking the rear garden. Wall mounted panel heater, wall light point and with double sliding doors to a mirror wardrobe cupboard with fitted shelf.

#### Bedroom 2

3.56m (11'8) x 2.08m (6'10)

With a double glazed window to the front and wall mounted electric heater. Door to airing cupboard with insulated hot water cylinder.



#### Bathroom

2.57m (8'5) x 1.45m (4'9)

With white suite comprising bath with thermostatically controlled shower over, low level wc and pedestal wash basin. Tiled walls, extractor unit, double glazed window and wall mounted ladder type electric heater.



### OUTSIDE:

The property has the benefit of a long tarmac driveway. At the front of the property there is a shaped lawn garden area behind a low picket fence with central slate island.

At the rear there is a private garden area which is approximately 22' wide by 55' long and which comprises a patio area with lawned garden, deep well stocked beds and borders together with fruit trees. The rear garden is enclosed by a mix of close board and panel fencing. There is also a garden store.

## 2 The Dales, Lower Bullingham, Hereford, HR2 6DS



### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

### DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the traffic lights turn left into Holme Lacy Road. Continue along Holme Lacy Road and at the roundabout take the third exit into Hoarwithy Road. Proceed towards the outskirts of the City and then turn left into The Pastures. Continue along The Pastures, enter The Dales and Number 2 will be identified on the right hand side by the agents for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**14th November 2025**

ID40305

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## 2 The Dales, Lower Bullingham, Hereford, HR2 6DS

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

