



## 1 ST. CLARES COURT

LOWER BULLINGHAM, HERFORD HR2 6PX

£395,000  
FREEHOLD

Pleasantly situated on the outskirts of the city, an impressive 4 bedroom detached house offering ideal family accommodation. The property, which is in excellent decorative order throughout has the added benefit of gas central heating, triple glazing, upgraded kitchen and bathrooms, easy to maintain landscaped gardens, garage, ample parking, solar panels and EV charger. To fully appreciate this property we strongly recommend an internal inspection.



# 1 ST. CLARES COURT

- Outskirts of the city
- Impressive 4 bedroom detached house
- Upgraded kitchen & bathrooms
- Easy to maintain landscaped gardens
- Ideal family home
- Must be viewed



## Canopy Porch

With an outside light and partially double-glazed entrance door through to the

## Reception Hall

With laminate flooring, understairs store cupboard, central heating thermostat, radiator with decorative cover, coved ceiling, carpeted staircase to the first floor, door to the lounge and an internal door to the integral garage.

## Lounge

With laminate flooring, coved ceiling, triple glazed bay window to the front aspect with vertical blinds, radiator, and open plan access to the

## Dining Room

With laminate flooring, radiator, coved ceiling and double glazed sliding door to the

## Conservatory

A brick and uPVC construction with tiled floor, vertical blinds, double glazing, opening window vents, power points and double doors to the rear patio and garden.

## Kitchen/Breakfast Room

Fitted with a range of wall and base cupboards, ample work surfaces with splashbacks, 1 ½ bowl sink with mixer tap, triple glazed window overlooking the rear garden, laminate tiled floor, radiator, space for upright fridge or large freezer, space for a breakfast table, built in oven and 4 ring hob with cooker hood over, access door from the reception hall and door to the

## Utility Room

With wall and base cupboards, work surface with splashback, space and plumbing below for a washing machine, radiator,

triple glazed side window, coved ceiling, newly fitted wall mounted gas central heating boiler, door to the rear garden, space for freezer or tumble dryer and door to the

## Downstairs Cloakroom

With low flush WC, vanity wash hand basin with storage below and splashback over, radiator, laminate tiled floor, coved ceiling and a triple glazed window.

## First Floor Landing

With fitted carpet, coved ceiling, access hatch to loft space with drop down ladder, boarded flooring, power points and lighting and doors to

## Bedroom 1

With fitted carpet, coved ceiling, radiator, air conditioning unit, triple glazed window to the front aspect with vertical blinds, built in double wardrobe and door to the

## Ensuite Shower Room

With suite comprising vanity wash hand basin with storage below, low flush WC, corner shower cubicle with glazed sliding doors and rainwater style showerhead, ladder style tower rail/radiator, laminate floor, window, part-panelled walls, extractor fan and mirror-fronted medicine cabinet.

## Bedroom 2

With fitted carpet, radiator, triple glazed window to the rear with vertical blinds, coved ceiling and built in double wardrobe.

## Bedroom 3

With fitted carpet, radiator, coved ceiling, triple glazed window to the rear with vertical blinds and built in double wardrobe.

#### Bedroom 4

With fitted carpet, radiator, triple glazed window to the front aspect with vertical blinds.

#### Bathroom

With suite comprising a bath with panelled wall surround and shower unit over with glazed screen, low flush WC, vanity wash hand basin with storage below, ladder style towel rail/radiator, shaver and light point, laminate flooring, extractor fan and a triple glazed window.

#### Outside

The front garden has been landscaped for easy maintenance and is partially enclosed by fencing with a brick paved driveway which provides ample off road parking and then leads to the

#### Garage

With electric door (with 2 key fobs), power and light points, internal door to the hallway and offering scope for conversion subject to the necessary consent.

The rear garden has also been landscaped for easy maintenance and is mainly laid to patio with an area of synthetic grass, all enclosed by fencing and hedging for privacy and with useful side access, outside tap and external entertaining bar.

#### Property Services

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

#### Agent's Note

The property benefits from triple glazing, an EV car charging point and solar panels which heat the hot water tank and provide an income of between £800-£1000 per annum.

#### Outgoings

Water and drainage rates are payable.

#### Directions

Proceed south out of Hereford city on the A49 Ross Road. Turn left at the traffic lights onto Holme Lacy Road. After approximately one mile, turn right into St Clares Court and number 1 is immediately on your left-hand side.

#### Viewing

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

#### Opening Hours

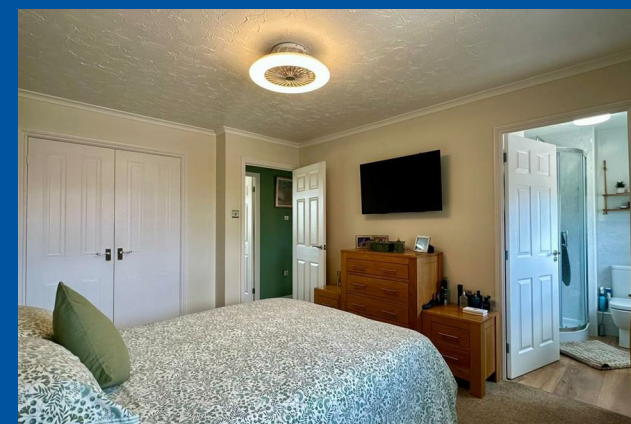
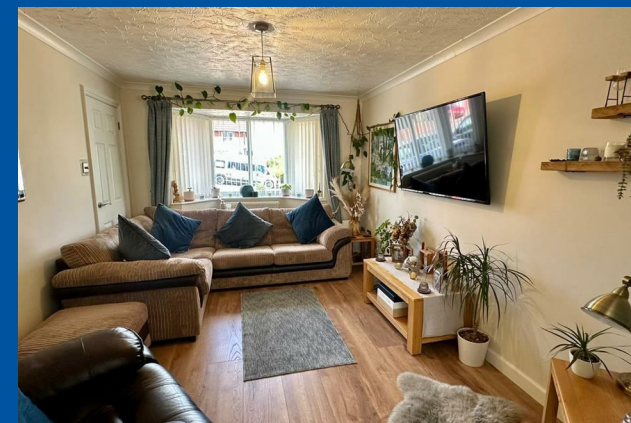
Monday - Friday 9.00 am - 5.30 pm

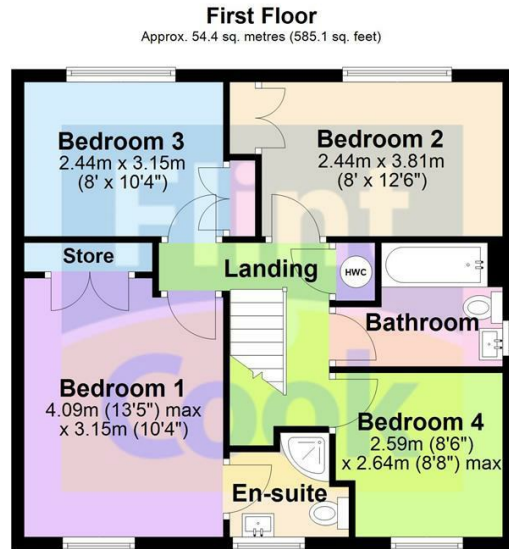
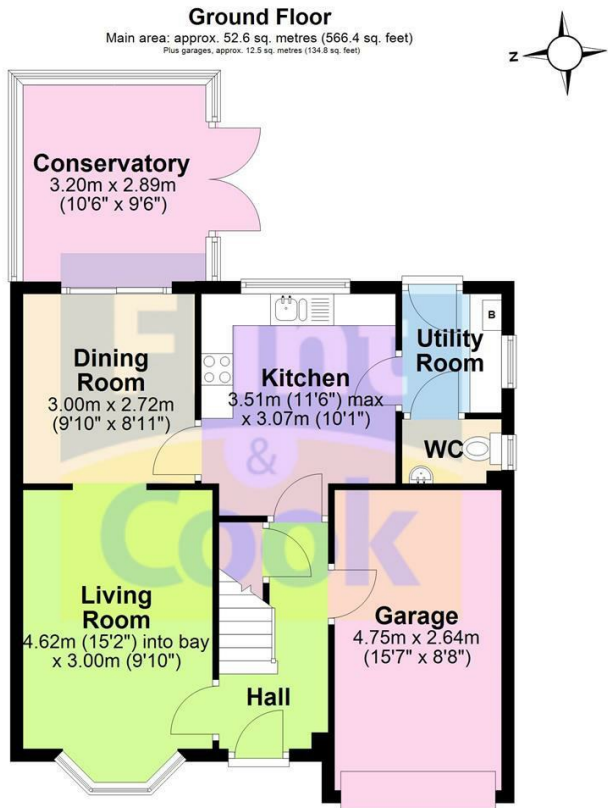
Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

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

## 1 ST. CLARES COURT





Main area: Approx. 107.0 sq. metres (1151.5 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		100+	100+
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: A Herefordshire Council Tax Band: D**

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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