



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

'Situated to the north east of Hereford City Centre a well presented, three double bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed front and rear gardens'

£425,000 (Freehold)

Residential Sales

5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

LOCATION

The property is located to the north east of Hereford City within close proximity to Hereford City Centre. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, three double bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed front and rear gardens. The accommodation comprises entrance hall, sitting room, kitchen, dining room, utility, cloakroom, first floor landing with three double bedrooms (en-suite to the master bedroom) and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

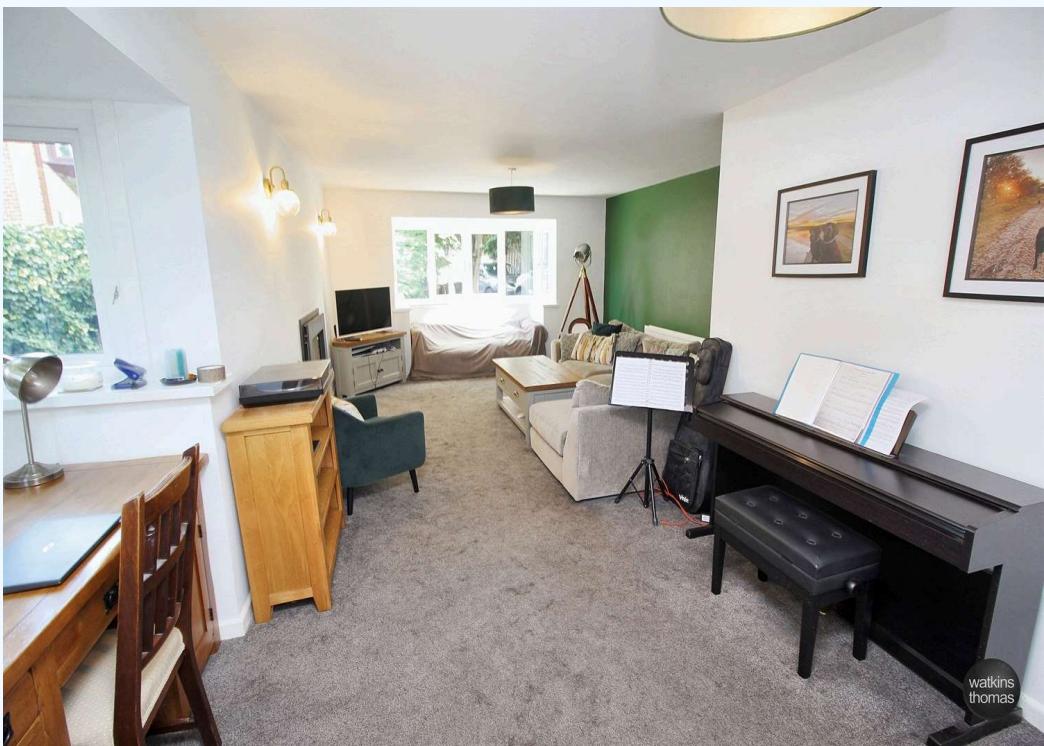
Entrance Hall

Side aspect entrance door leads to the entrance hall with side aspect double glazed windows, panelled radiator, laminated flooring, thermostat for central heating, stairs to the first floor, door to the sitting room, kitchen and cloakroom.

Sitting Room

7.19m (23'7) x 3.86m (12'8) (maximum - L-shaped room)

With front aspect double glazed bay window, side aspect double glazed bay window, two panelled radiators, gas fire and two wall lights.



5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

Cloakroom

With low flush wc, wash hand basin with tiled splash backs, panelled radiator and tiled flooring.

Kitchen

5.31m (17'5) x 2.97m (9'9)

With rear aspect double glazed window, a range of units comprising 1½ bowl sink unit with work surfaces, splash back, base units under with matching wall units, space for range cooker with cooker hood over, breakfast bar with two wine racks below and shelving, inset spot lights, laminated flooring, panelled radiator, double glazed door to the rear garden and arch to the dining room.



Dining Room

4.88m (16'0) x 2.46m (8'1)

With front aspect double glazed window, panelled radiator, laminated flooring, door to the utility room and rear aspect double glazed patio door to the garden.



Utility Room

2.46m (8'1) x 2.21m (7'3)

With rear aspect window, Belfast style sink, plumbing and space for washing machine, space for fridge freezer and wall mounted gas central heating boiler.

5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

ON THE FIRST FLOOR:

Landing

With access hatch to loft space, storage cupboard, airing cupboard, panelled radiator, side aspect double glazed window and doors to bedrooms and bathroom.

Bedroom 1

4.27m (14'0) x 3.05m (10')

With front aspect double glazed window. A range of built-in wardrobes, panelled radiator and door to en-suite shower room.

En-Suite Shower Room

1.98m (6'6) x 1.45m (4'9)

With low flush wc, pedestal mounted wash hand basin, shower cubicle with electric shower, laminated flooring, partially tiled wall surround and rear aspect double glazed window.



Bedroom 2

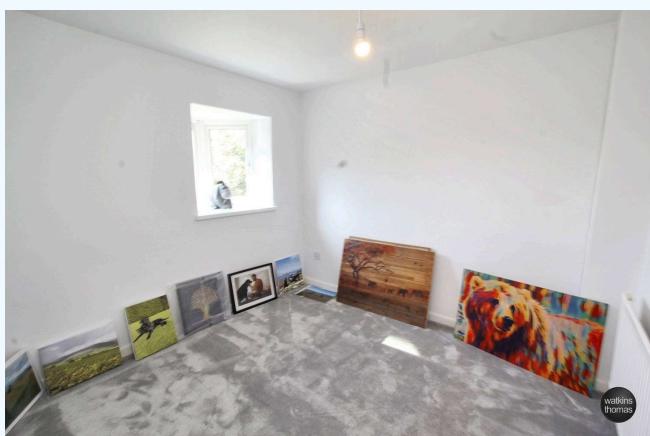
3.86m (12'8) x 3.66m (12')

With front aspect double glazed window, panelled radiator, built-in double wardrobe with sliding doors.

Bedroom 3

2.97m (9'9) x 2.84m (9'4)

With rear aspect double glazed feature window and panelled radiator.



5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

Bathroom

3.28m (10'9) x 2.11m (6'11) (plus door recess)

With two side aspect double glazed windows, low flush wc, panel enclosed corner bath with mixer tap and shower attachment, two vanity wash hand basins, shower cubicle with thermostatically controlled shower, partially tiled wall surround, heated towel rail and tiled flooring.



OUTSIDE:

To the front of the property is a lawned garden with driveway giving access to the garage which has been shortened and can be used as a storage area with up and over door.

A side path gives access to the rear garden where there is a good size patio leading to the main garden which is laid to lawn. There is a gravel area and path leading to the rear of the garden where there is a covered storage area. The property has the added benefit of an outside tap and lighting. To the other side of the property is a useful storage shed and lawned garden which continues to the front of the property. The garden is enclosed by fencing, hedging and walling to provide a degree of privacy.



COUNCIL TAX BAND E

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.

5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street and continue into Ledbury Road. Continue along Ledbury Road and turn right into Meadow Bank Road and first right into Bullrush Close where the property is located on the right hand side.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th August 2025

ID41204

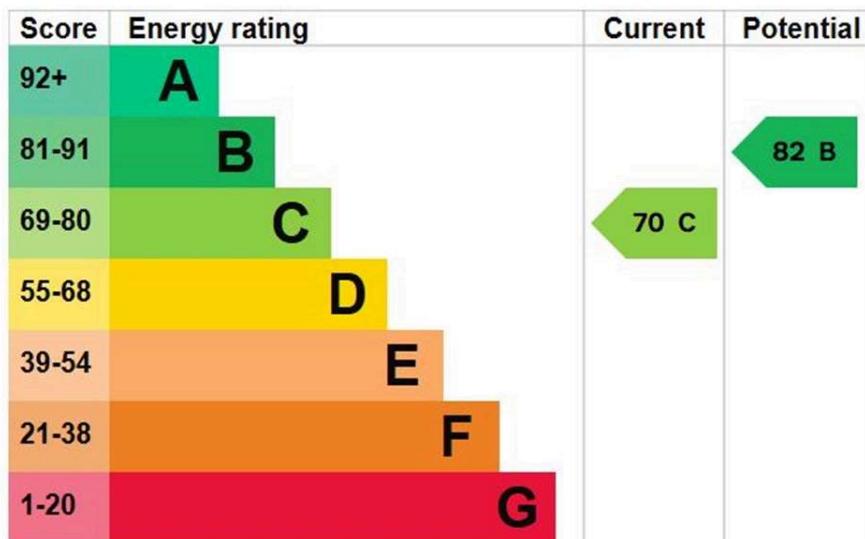
ENERGY PERFORMANCE CERTIFICATE

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.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

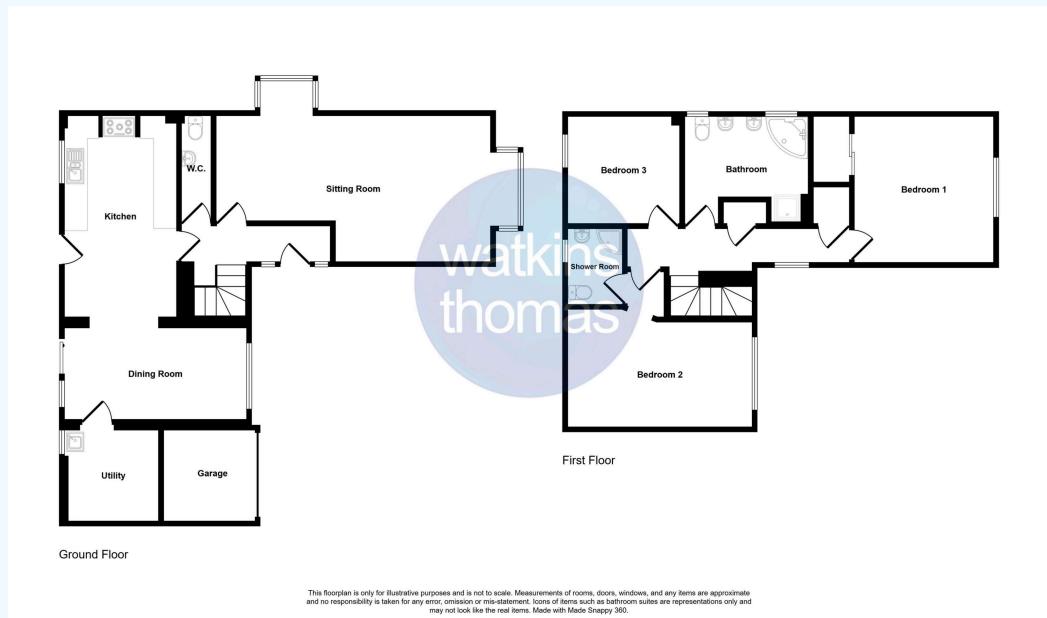
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

5 Bullrush Close, Off Ledbury Road, Hereford, HR1 2SU

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.