



48 THE PASTURES

LOWER BULLINGHAM, HERFORD HR2 6EX

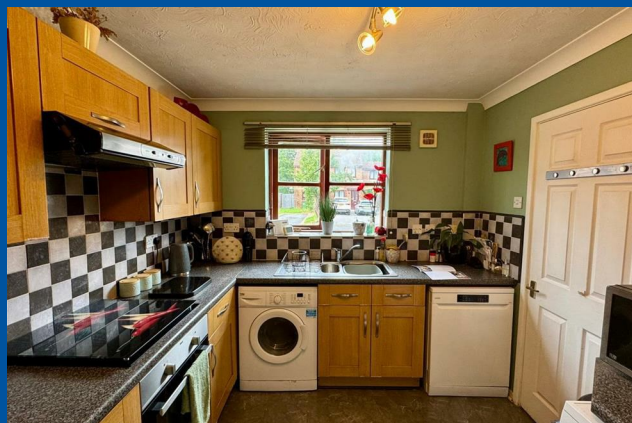
£239,950
FREEHOLD

Situated in this popular residential location south of Hereford City, a three bedroom semi detached home offering ideal first time buyer/ small family accommodation. The property benefits from driveway parking to the front, a single garage and enclosed rear garden. A viewing is highly recommended.



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- Semi detached house • Ideal first time buyer or small family home • Popular residential location • Garage, driveway & enclosed garden • Must be viewed! • Three bedrooms



Ground floor

Canopy porch with entrance door into the

Entrance hall

With laminate flooring, dado rail, coving, radiator, space for coat storage, ceiling light point, carpeted stairs leading up and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, window to the front aspect, radiator, wall mounted fuse box.

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless 1 1/2 bowl sink and drainer unit, under counter space for washing machine, dishwasher, fridge and freezer, radiator, window to the front aspect, four ring gas hob, electric oven and hob over.

Lounge/dining room

With laminate flooring, coving, two radiators, large under stair storage cupboard, wall mounted electric fireplace, two ceiling light points, window out to the rear aspect and sliding doors into the

Conservatory

With tiled floor, radiator, plug sockets, windows and french doors out to the rear garden.

First floor landing

With fitted carpet, coving, and indoor to the side aspect, ceiling light points, airing cupboard and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, window to the rear aspect and fitted wardrobes.

Bedroom two

With laminate flooring, ceiling light point, coving, radiator and window to the front aspect.

Bedroom three

With fitted carpet, ceiling light point, radiator and window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with electric shower over, low flush w/c, pedestal wash hand basin, radiator and window to the front aspect.

Outside

To the rear, the French doors from the conservatory open out onto a paved patio area perfect for entertaining with the remainder of the rear laid to stone for ease and low maintenance enclosed by fencing. there is a rear access door into the garage with light and power, wall mounted boiler and up and over door to the front. To the front a driveway providing off road parking with a further area of stone providing more off road parking with access to the front door and up and over garage door.

Directions

Directions Proceed south out of Hereford on the A49 Ross Road and at the Broadleys public house, turn left into Holme Lacy Road. At the mini-roundabout take the

3rd exit onto Hoarwithy Road taking the final turn left into The Pastures, continue past the right turn for The Shires and the property is situated 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.

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

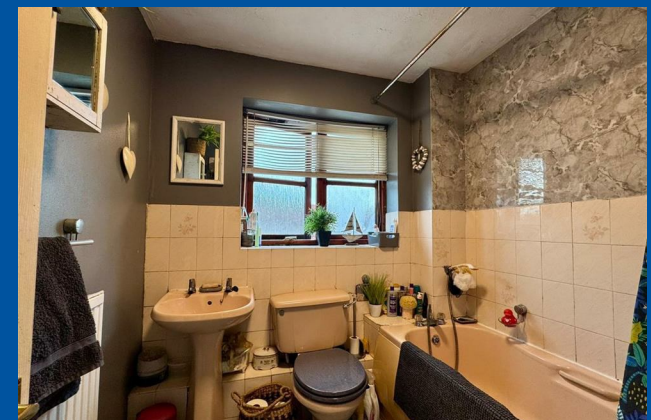
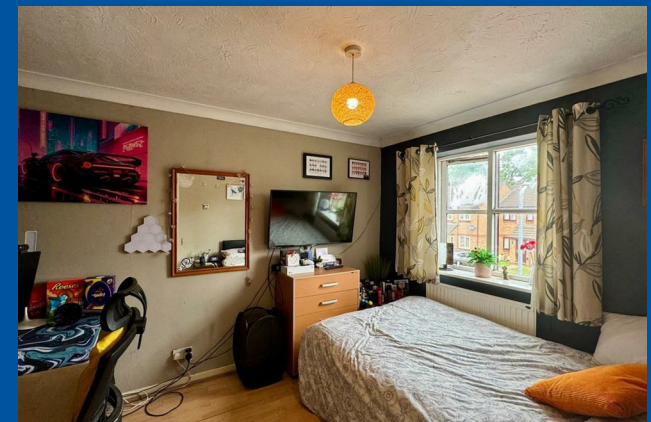
Viewing Arrangements

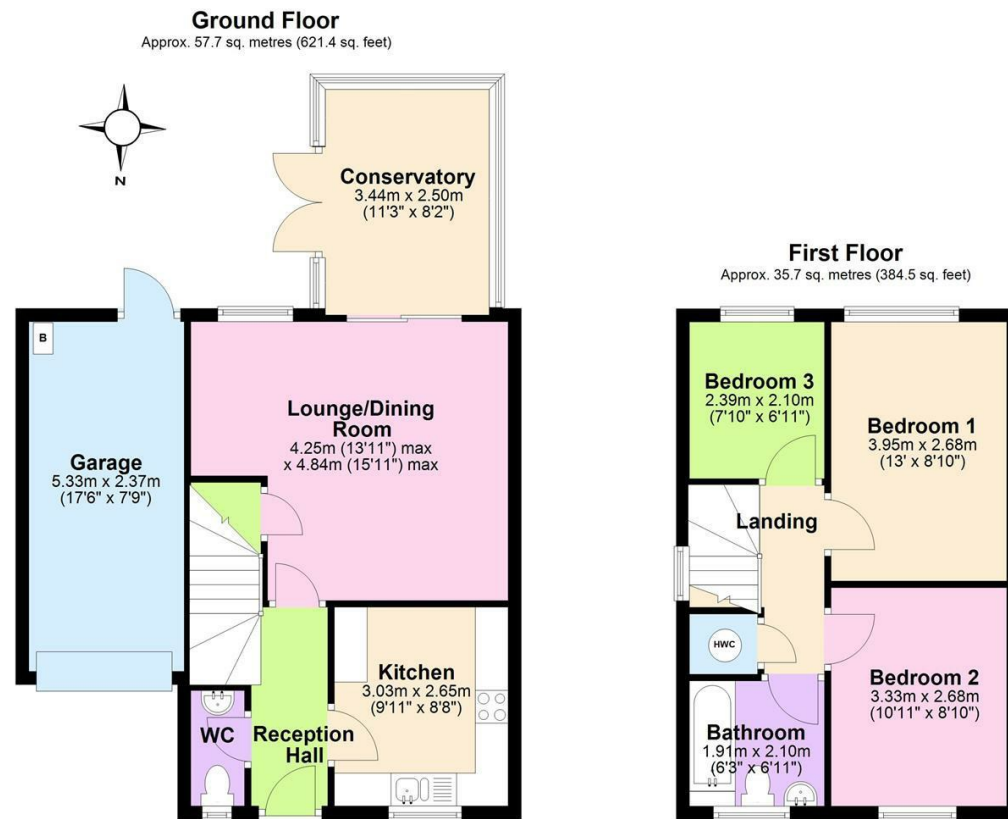
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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Total area: approx. 93.5 sq. metres (1005.9 sq. feet)
48 The Pastures, Lower Bullingham, Hereford

EPC Rating: D Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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