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16 Warwick Road, Lower Bullingham, Hereford, HR2 6FB

Situated to the south of Hereford city in the popular Lower Bullingham district, a three bedroom detached family home with gas central heating, double glazing, off road parking, garage, enclosed rear garden and ensuite to the master bedroom.

£290,000 (Freehold)

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LOCATION

The property is located to the south of Hereford city in the popular Lower Bullingham district. In the area are a range of amenities including public house and local shops 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 three bedroom detached family home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to three bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with front aspect double glazed entrance door to the;

Entrance Hall

With panelled radiator, stairs to the first floor, door to the sitting room and cloakroom.

Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with tiled splashbacks, panelled radiator and vinyl flooring.

Sitting Room

5.03m (16'6) x 4.06m (13'4)

With front aspect double glazed window, two panelled radiators, gas fire with decorative surround and TV point.



Kitchen/Dining Room

5m (16'5) x 2.72m (8'11)

With rear aspect double glazed window, a range of units comprising stainless steel one and a half bowl mixer unit with work surfaces, tiled splashbacks, base units under with matching wall units, plumbing and space for washing machine, space for dishwasher, space for upright fridge/freezer, integrated electric oven and gas hob with cooker hood over, under stairs storage cupboard, panelled radiator, laminated flooring and double glazed french doors giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, storage cupboard, access hatch to loft space and airing cupboard.

Bedroom 1

3.48m (11'5) x 3.12m (10'3) (maximum)

With front aspect double glazed window, TV point, built in double wardrobe and panelled radiator.

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Ensuite Shower Room

With shower cubicle with thermostatically controlled shower, low flush WC, pedestal mounted wash hand basin, panelled radiator, shaver point, partially tiled wall surround, extractor fan and vinyl flooring.



Bedroom 2

3.12m (10'3) x 2.84m (9'4)

With rear aspect double glazed window, built in wardrobe and panelled radiator.

Bedroom 3

2.39m (7'10) x 2.06m (6'9)

With front aspect double glazed window and panelled radiator.



Bathroom

With rear aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled shower over, low flush WC, pedestal mounted wash hand basin, panelled radiator, shaver point, extractor fan and partially tiled wall surround.



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OUTSIDE:

To the front of the property is a path giving access to the front door and lawned area. To the rear of the property is a driveway giving access to the GARAGE which has up and over door, power lighting and measures 16' 4 by 8' 8. The side access gate gives access to the rear garden where there is a patio area leading to a decked seating area and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Made 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

Proceed out of Hereford along the Ross Road. On reaching the traffic lights, turn left onto Holme Lacy Road. Continue along Holme Lacy Road, passing over the mini roundabout and taking the second exit to continue along the Holme Lacy Road, pass The Wye Inn public house and turn right into St Clares Court. Continue through St Clares Court to the 'T' junction and turn left into Warwick Road. At the next 'T' junction, turn left where the property is located in a cul de sac position.

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.

02 March 2026

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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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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.

