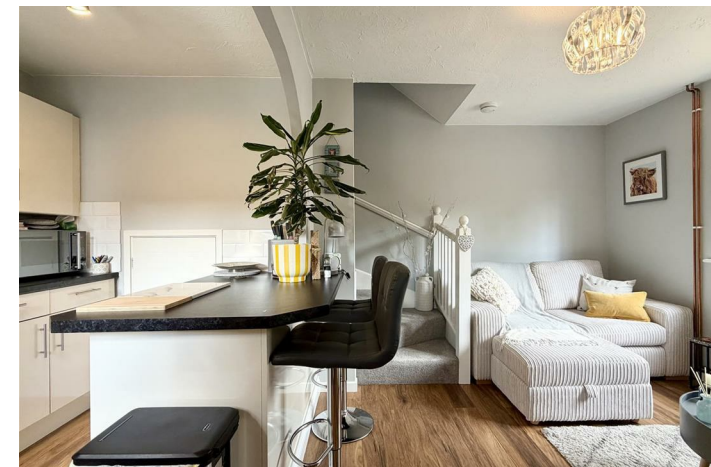




## 65 THE PASTURES

LOWER BULLINGHAM, HEREFORD HR2 6EU

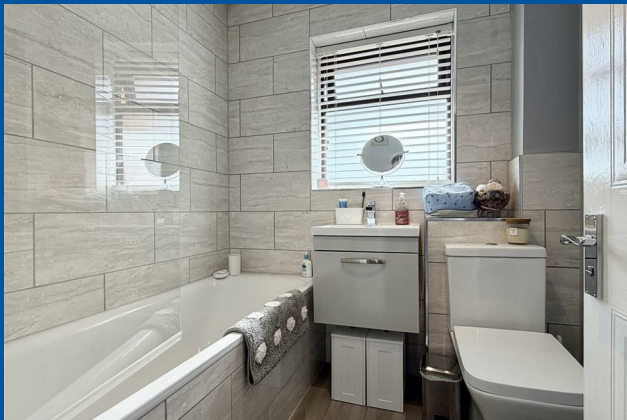
Asking Price £149,950  
FREEHOLD

Situated on the outskirts of the City, an immaculately presented modern one double bedroom back-to-back house offering first time buyer/investment accommodation. The property has the added benefit of gas central heating, double glazing, off road parking and we highly recommend an internal inspection.



## 65 THE PASTURES

- One bed back to back • Immaculately presented • One double bedroom • Gas central heating & double glazing • Tandem length driveway • Must be viewed!



### Introduction

The property is within easy driving distance of Hereford City centre and there is also a range of amenities available nearby including a choice of shops, schools, public house, countryside walks and daily bus services.

In more detail, the accommodation comprises: -

### Ground Floor

Canopy porch with newly fitted entrance door leading into the

### Open Plan Living/Kitchen

With wood effect flooring throughout, a central ceiling light point to the living space, carpeted stairs leading up, radiator and double glazed window to the side aspect. The kitchen is fitted with a range of modern wall and base units with ample work surface space over, a fitted island with breakfast bar and space under for an under counter fridge and freezer, freestanding electric cooker, under counter space for a washing machine, 1 1/2 bowl sink and drainer unit, double glazed window to the front aspect, a useful under stair storage cupboard and ceiling light point.

### First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, hive central heating thermostat and doors to

### Bedroom

A spacious double bedroom comprising fitted carpet, a central ceiling light, radiator, double glazed window to

the side aspect, a large fitted wardrobe with sliding doors and airing cupboard housing the Worcester Bosch gas central heating boiler.

### Bathroom

A newly fitted bathroom suite comprising a tiled bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage under, low level w/c, chrome heated towel rail and double glazed window.

### Outside

To the front of the property there is a small garden with a tandem length driveway with parking for two to the side.

### Directions

Proceed south out of Hereford City on the A49 Ross Road, turning left at the Broadleys public house onto Holme Lacy Road. After approximately 800 yards turn right at the roundabout onto Hoarwithy Road, taking the final turning on the left into The Pastures.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### **Property Services**

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

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

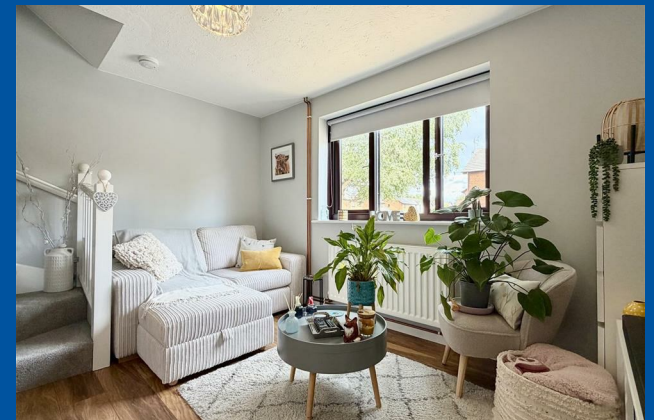
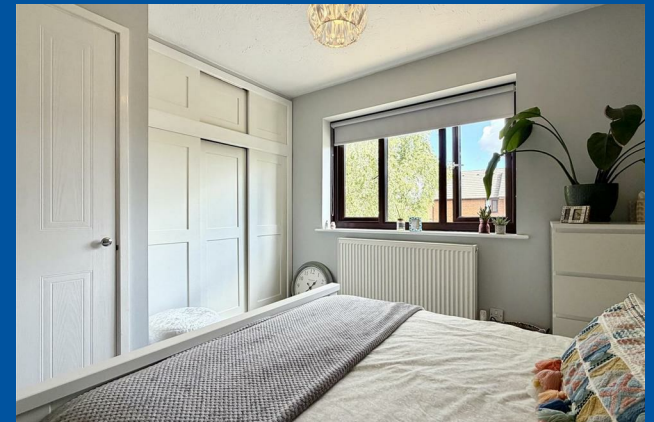
### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing Arrangements**

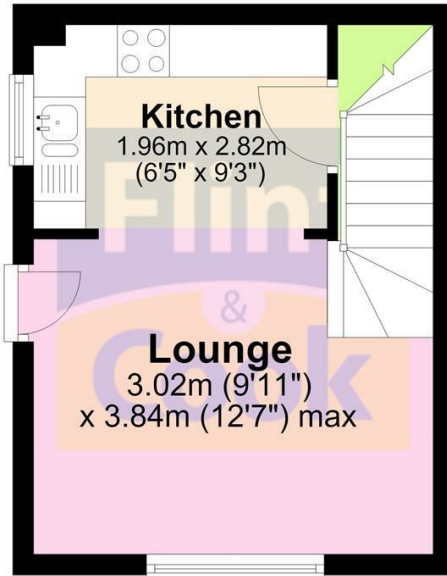
Strictly by appointment through the Agent (01432) 355455.

## **65 THE PASTURES**



## Ground Floor

Approx. 19.5 sq. metres (209.6 sq. feet)



## First Floor

Approx. 19.4 sq. metres (209.0 sq. feet)



Total area: approx. 38.9 sq. metres (418.6 sq. feet)

**EPC Rating: C Hereford Council Tax Band: A**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>90</b> |
| (69-80) <b>C</b>                            | <b>72</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 |           |

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

