



10 THOMAS CLOSE

LOWER BULLINGHAM, HEREFORD HR2 6RF

£157,500
FREEHOLD

This excellent modern house is pleasantly located at the end of a cul-de-sac on a popular residential development, about 1½ south of the cathedral city of Hereford, close to the River Wye and the Rotherwas Industrial Estate.

Local amenities include a range of shops, bus service, public house, church and primary/secondary schools.



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- Modern terraced house
- Quiet cul-de-sac
- One bedroom, walk-in storage area
- Gas central heating
- Double glazing
- Off-road parking, garden



Constructed in the 1980s, the property comes with replacement double glazing, gas central heating, refitted kitchen and is ideal for first-time buyers, retirement or investment.

Entrance Porch with door to

Hall

With radiator, central heating thermostat and cupboard housing gas fired central heating boiler.

Kitchen

Refitted with base and wall units, work surfaces, splashbacks, electric cooker point, sink unit, plumbing for washing machine, pantry style cupboard, window to front and recess for fridge/freezer.

Living Room

With radiator, double doors to the rear and staircase to

First Floor Landing

Bedroom

With radiator, window to front and large walk-in storage area with radiator.

Bathroom

With white suite comprising bath, wash hand basin, WC, separate tiled shower cubicle with mains fitment, radiator, hatch to roof space and window.

Outside

To the front of the property is one parking space and open plan lawned area with ornamental shrub.

To the rear is a good sized garden enclosed by fencing with a paved patio and concrete hardstanding.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3Words ///cable.post.rotate

From Hereford city centre proceed south on the A49 towards Ross-on-Wye and just past St Martin's Church at the crossroads turn left into Holme Lacy Road. Continue past the Co-op store then just before the railway bridge turn left into Goodwin Way. Take the third turning on the right into Thomas Close and the property is located at the end of the cul-de-sac on the left-hand side.

Viewing

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

Opening Hours

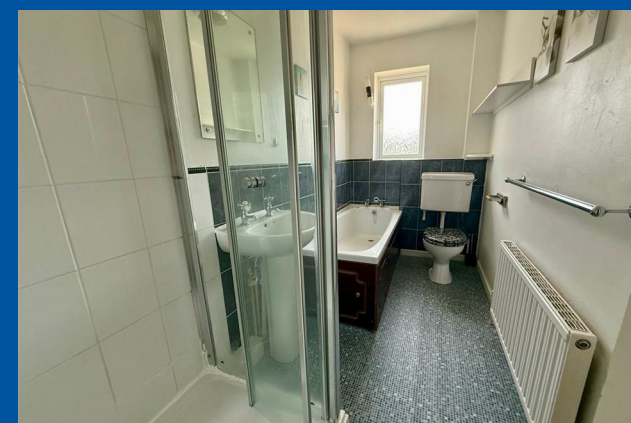
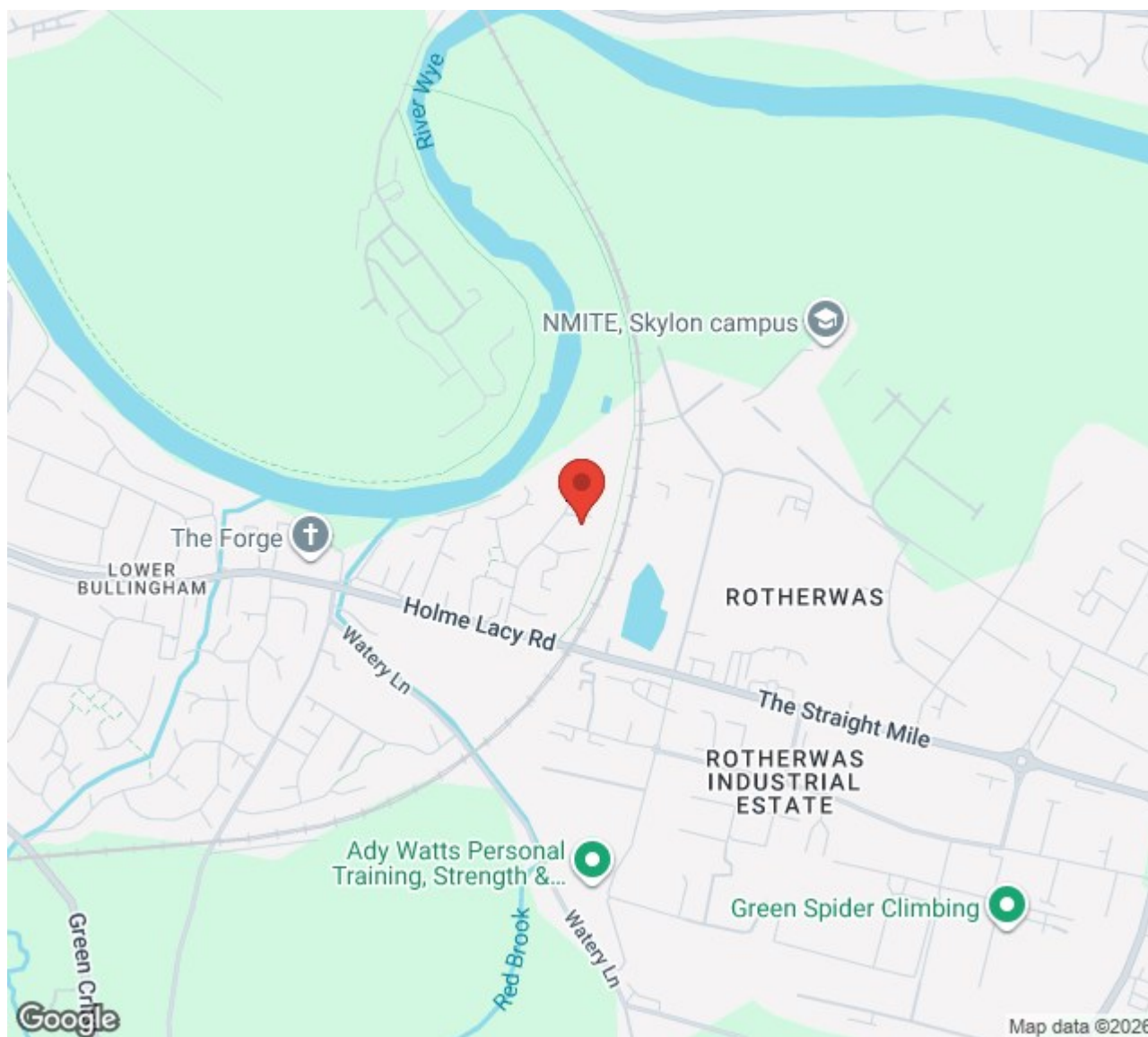
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

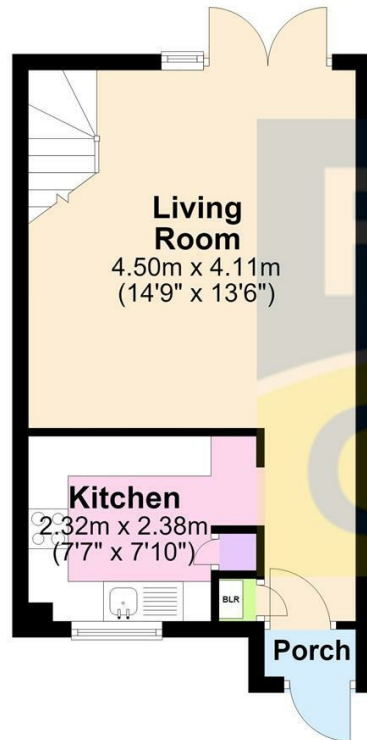
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Ground Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.1 sq. feet)
(excluding Eaves)



Total area: approx. 54.4 sq. metres (586.1 sq. feet)

EPC Rating: C Hereford Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(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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