



17 THE WILLOWS

LOWER BULLINGHAM, HERFORD HR2 6DP

£175,000
FREEHOLD

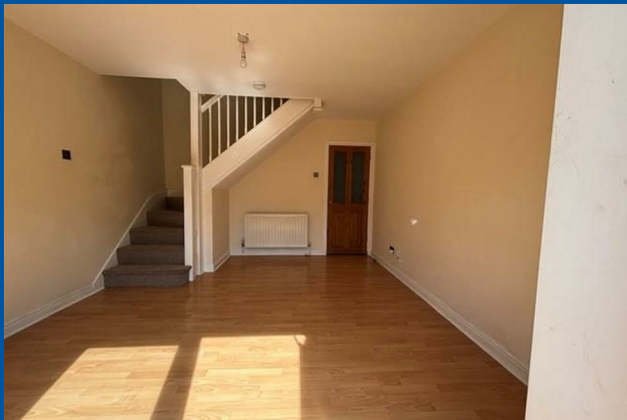
17 The Willows is situated in quiet residential area in a small cul-de-sac of seven houses. Just yards away there is a beautiful footpath along the river Wye and excellent cycle paths which get you quickly into town via the Greenway pedestrian and cycle bridge.

This well-presented 2 bed end-terraced house has the benefit of gas central heating and double glazing. The property enjoys a private garden, along with off-road parking. Available with no onward chain, it presents an excellent opportunity for first-time buyers, those wishing to down-size or investors.



17 THE WILLOWS

- End terraced house • Ideal first time buyer/ investor accommodation • Two bedrooms • No onward chain • South of Hereford City • Gas central heating & double glazing



Ground floor

Canopy porch with entrance door leading into the

Kitchen/dining room

Fitted with white wall and base units, ample work surface space over, stainless steel sink and drainer unit, integrated oven with gas hob and extractor hood over, under counter space for washing machine, wall mounted gas central heating boiler, space for freestanding fridge/freezer, space for a dining table, double glazed window to the front aspect and door into the

Living room

With laminate flooring, radiator, smoke alarm, ceiling light point, carpeted stairs leading up and double glazed french doors leading out to the rear garden.

First floor landing

With fitted carpet, smoke alarm, ceiling light point, loft hatch and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and large built in wardrobe.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window and single built in wardrobe.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, double glazed window.

Outside

To the front there is a brick paved driveway providing off road parking with useful outside tap. There is a pathway to the side with access gate leading to the rear. To the rear a south west facing garden laid to patio, stone and decking enclosed by fencing with useful outside wooden storage shed.

Property Services

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

Outgoings

Council tax band 'B'.

Water and drainage rates are payable.

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

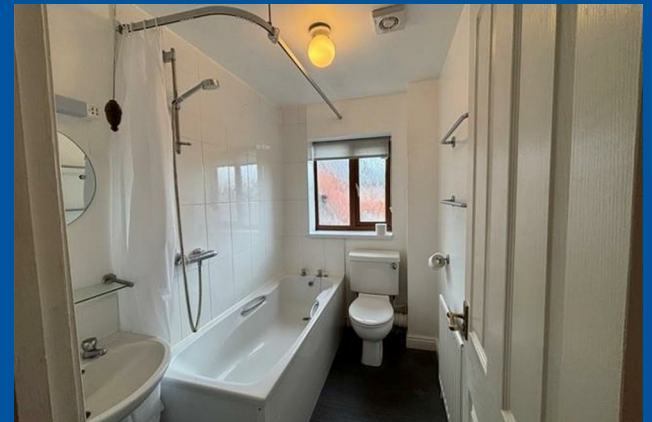
Directions

Proceed South out of Hereford on the A49 towards Ross On Wye, take the left hand turning at the Broadleys Pub and proceed along Holme Lacy Road for approximately 0.9 miles take the left hand turning signposted for St Vincents Close, proceeding straight ahead towards The Willows, turn left and the property is situated straight ahead as indicated by the agents for sale board.

Money Laundering

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. 26.3 sq. metres (282.7 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.7 sq. feet)



Total area: approx. 52.5 sq. metres (565.4 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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