





38 BULLINGHAM LANE

HEREFORD HR2 7RY

Asking Price £250,000

FREEHOLD

This excellent modern end-terraced house is pleasantly located on a popular development approximately 1¼ miles from Hereford City centre.

Constructed in early 2000s, the property is ideal for a young family and has gas central heating, double glazing and benefits from a part-walled garden and off-road parking space and garage.

Flint & Cook

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• Modern end-terraced house • Popular residential location • 3 Bedrooms (one En Suite) • Gas central heating, double glazing • Off-road parking, garage • Enclosed garden





Canopy Porch with door to

Entrance Hall
With smoke alarm, central heating thermostat, understairs store cupboard and radiator.

Downstairs Cloakroom
With WC, wash hand basin, radiator, electric fuse board and window.

Lounge
With laminate flooring, radiator and window to front.

Kitchen/Dining Room
With Ash style base and wall mounted units, work surfaces, tiled splashbacks, 1½ bowl sink unit, built-in electric oven, four ring gas hob and extractor hood, plumbing for washing machine, 2 radiators, window and door to the rear.

Staircase from Entrance Hall to

First Floor Landing
With smoke alarm, hatch to roof space, radiator and airing cupboard with recently fitted hot water cylinder.

Bedroom 1
With fitted wardrobe, radiator and window to front.

En Suite Shower Room
With a tiled shower cubicle with mains fitment, wash hand basin, WC, radiator, extractor fan and window.

Bedroom 2
With fitted wardrobe, radiator and window to rear.

Bedroom 3
With radiator and window to rear.

Bathroom
White suite comprising bath, WC, wash hand basin, radiator, extractor fan and window.

Outside
To the front of the property is a small lawned area and hedge. Vehicular access to the side of property with side gate to the rear garden which is part walled and has a paved patio and lawn.

Parking space and Garage.

Agent's Note
The Garage is held on the remainder of a 999 year lease at a peppercorn rent.

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

Outgoings
Water and drainage rates are payable.

Directions
What3words ///herb.master.doors

From Hereford proceed south on Ross Road (A49). Continue past St Martin's Church and at the next traffic lights turn left into Bullingham Lane and the property is located on the right-hand side after about 200 yards (vehicle access to the parking/garage is immediately before the property).

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.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

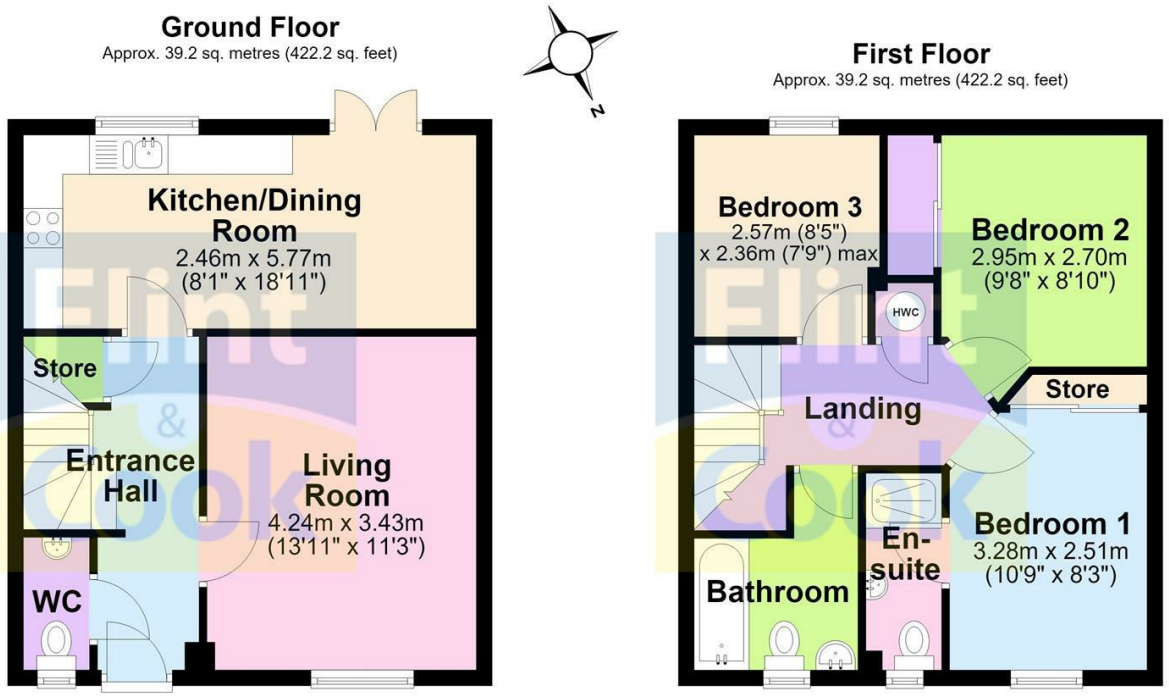
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

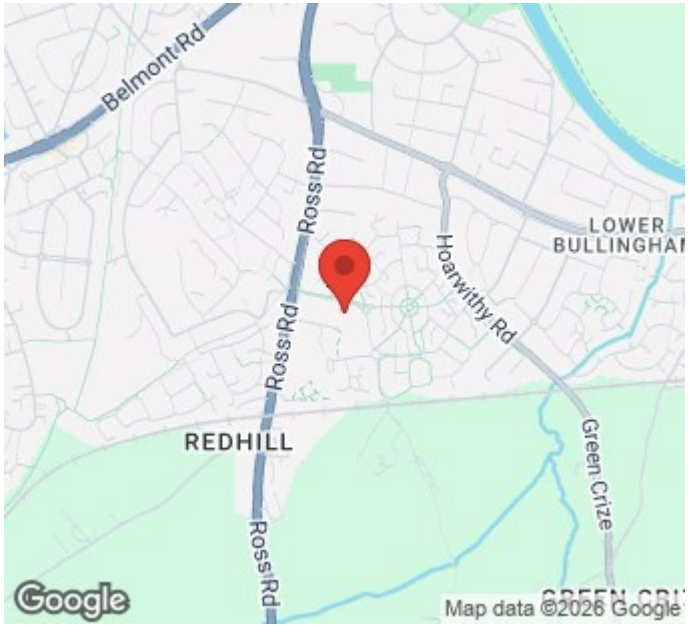
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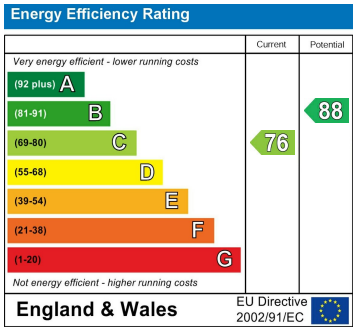












Total area: approx. 78.4 sq. metres (844.4 sq. feet)

EPC Rating: C Herefordshir Council Tax Band: C

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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