



## 121 THE PASTURES LOWER BULLINGHAM, HERFORD HR2 6EU

£239,500  
FREEHOLD

This attractive end of terrace house is pleasantly located towards the end of a cul-de-sac on a sought after residential development approximately 1.5 miles south of the cathedral city of Hereford.

The local amenities provide a range of shops, a public house, a bus service, church and both primary and secondary schools.

Constructed in the early 1990's the property has replacement double glazing and gas central heating, a good sized conservatory a lovely rear outlook and parking together with an enclosed rear garden designed, for easy maintenance.



# 121 THE PASTURES

- Popular residential development
- Parking and enclosed garden
- Modern end of terrace house
- 3 bedrooms
- Conservatory
- Double Glazing & Central Heating



## Full Description

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## Canopy Style Porch

Leading to

## Entrance Hall

With radiator, central heating thermostat and access to the first floor landing.

## Ground Floor Cloakroom

With radiators, a WC, wash hand basin, radiator and window.

## Kitchen

Fitted with a range of base and wall mounted units with worksurfaces and tiled splashbacks, sink unit, plumbing for a washing machine, wall mounted gas fired central heating boiler, radiator, extractor fan and window to front.

## Lounge / Dining Room

With laminate flooring, 2 radiators, under stairs storage cupboard, window, patio doors to conservatory.

## Conservatory

With tiled floor, radiator and double doors to the rear garden.

## First Floor Landing

Has a hatch to the roof space, window, airing cupboard with hot water cylinder and smoke alarm.

## Bedroom 1

With radiator and a window to the rear.

## Bedroom 2

With radiator and window to the front.

## Bedroom 3

With a radiator and window to the rear.

## Bathroom

Having a shower/bath with mixer tap, electric shower, glass screen, wash hand basin, WC, ladder style radiator, tiled floor, extractor fan and window.

## Outside

To the front of the property is an open plan lawned garden area with rockery feature, paved area and parking space, outside tap. There is side access via a pathway and gate to the rear garden which is enclosed by fencing, has a lawn, a good sized paved patio, two raised gravel beds.

### Directions

Proceed south out of Hereford city on the A49 towards Ross on Wye, at cross roads just past St Martin's church turn right on to B4324 towards Holme Lacy then at the roundabout take the 3rd exit onto Hoarwithy Road, just before the railway bridge turn left into The Pastures and continue to the bottom of the cul-de-sac and the property is on the lefthand side indicated by the for sale board.

### Outgoings

Council tax band C - £2,025.18 payable 2024/2025 Water and drainage rates are payable

### Services

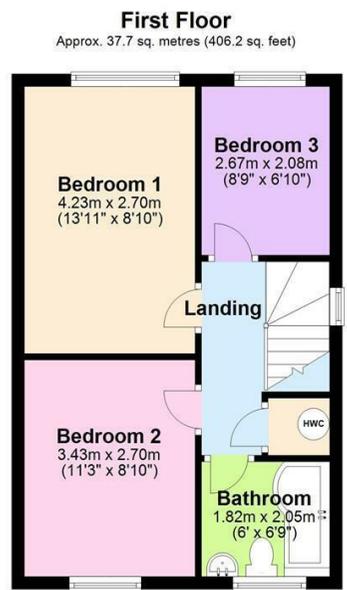
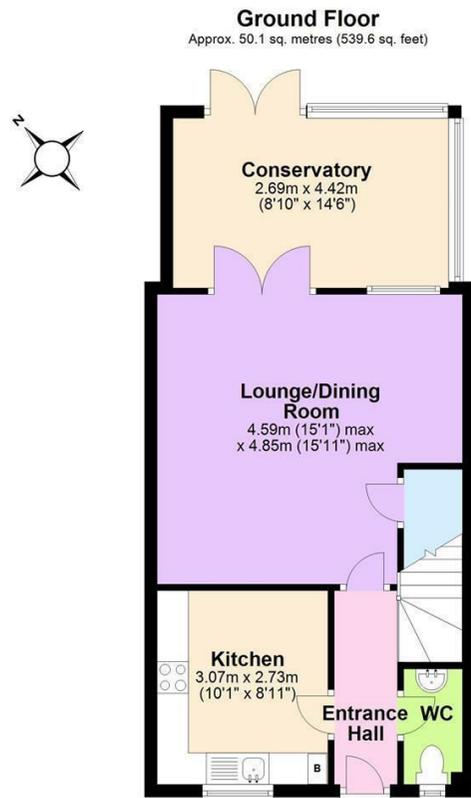
Mains electricity, gas, water, drainage, telephone subject to transfer regulations, gas fired central heating.

### Money Laundering Regulations

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

## 121 THE PASTURES





Total area: approx. 87.9 sq. metres (945.8 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

121 The Pastures, Lower Bullingham, Hereford

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</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

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