





32 BULLINGHAM LANE

HEREFORD HR2 7RY

Asking Price £240,000

FREEHOLD

Situated on the outskirts of the City a 3 bedroom semi-detached house with lounge, kitchen/diner, en-suite shower room, garden, single garage & parking. No onward chain!

Flint & Cook

32 BULLINGHAM LANE

• Southern outskirts of the City • 3 Bedroom semi-detached house • Lounge, Kitchen/Dining Room and Downstairs WC • Single Garage • Ideal for first time buyers • No onward chain





Summary

Pleasantly situated in this popular residential location, a 3 Bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, downstairs WC and single garage. We recommend an internal inspection.

In more detail the accommodation comprises

Canopy Porch with entrance door through to

Reception Hall

With laminate flooring, radiator, stairs to the first floor, understairs store cupboard and door to

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin, radiator and double glazed window.

Lounge

With fitted carpet, radiator and double glazed window to the front aspect.

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, wall and base cupboards, work surfaces with splashbacks, built-in oven, hob and fridge-freezer, wall mounted gas central heating boiler, tiled floor, two radiators, space for dining table, double glazed window to the rear and double glazed double French doors to the rear patio.

First Floor Landing

With access hatch to loft space, radiator and door to

Bedroom 1

With radiator, double glazed window to the front aspect and door to

Ensuite Shower Room

With shower cubicle, pedestal wash hand basin and low flush WC.

Bedroom 2

With radiator, double glazed window to the rear and recess ideal for wardrobes.

Bedroom 3

With radiator and double glazed window to the rear.

Bathroom

With suite comprising bath with shower attachment over, low flush WC, pedestal wash hand basin, radiator and double glazed window.

Outside

To the front of the property there is an enclosed garden with paved pathway leading to the front entrance door.

To the immediate rear of the property there is a paved patio leading onto the garden which is laid to lawn and is all well enclosed for privacy with useful side access gate.

There is also a GARAGE included within the sale which is situated a short distance away from the rear of the property.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A49 Ross Road. After passing Bradbury Close on the left hand side, turn left at the traffic lights into Bullingham Lane. The property can be found on the right 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.

32 BULLINGHAM LANE

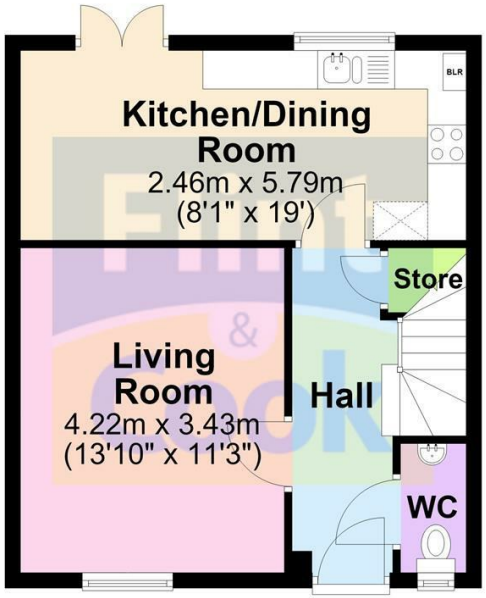






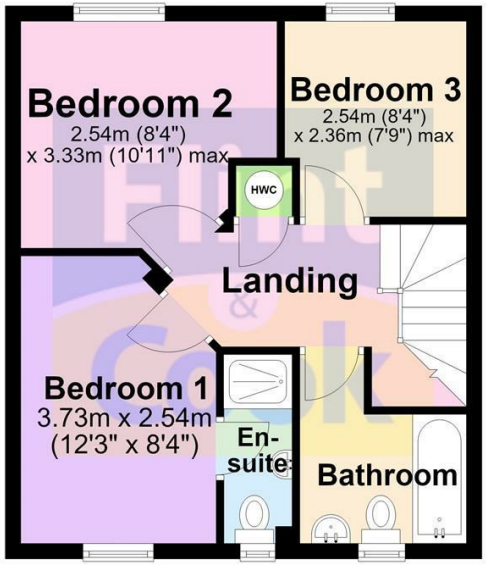
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor

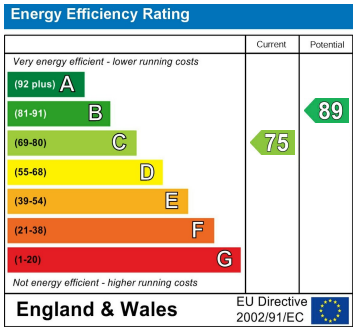
Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

EPC Rating: C Hereford 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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