





77 THE PASTURES

LOWER BULLINGHAM, HEREFORD HR2 6EU

£160,000

FREEHOLD

Peacefully situated on the southern outskirts of the city, a one-bedroom mid-terraced house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, modern kitchen and bathroom and off-road parking. An internal inspection is recommended.

Flint & Cook

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• Outskirts of the city • One bedroom terraced house • Gas central heating and double glazing • Modern kitchen and bathroom • Off-road parking • Ideal for first-time buyers





In more detail, the accommodation comprises recessed Entrance Porch with outside light and entrance door through to

Entrance Hall

With tiled floor, radiator and open plan access to

Kitchen

Fitted with 1½ bowl sink unit with mixer tap over, wall and base cupboards, work surfaces with splashbacks, wall mounted gas central heating boiler, double glazed window to the front aspect with blind, space for cooker, space and plumbing for washing machine, tiled floor and central spotlighting.

Lounge

With laminate flooring, radiator, double glazed sliding patio door to the rear garden, central heating thermostat and carpeted staircase to the first floor.

First Floor Landing

With fitted carpet and door to

Bedroom

With fitted carpet, radiator, double glazed window to the rear, built-in wardrobe and archway to

Dressing/Storage Area

With fitted carpet, radiator, double glazed window to the front aspect with blind and access hatch to loft space.

Bathroom

With suite comprising panel bath with shower attachment and glazed screen over, wash hand basin, low flush WC, double glazed window with blind, tiled floor and radiator.

Outside

To the immediate rear of the property is a paved patio area perfect for table and chairs with the remainder of the garden well enclosed by high fencing for privacy and a useful rear access gate.

To the front of the property is a driveway providing off-road parking for one vehicle.

Directions

Proceed south out of Hereford City on the A49 Ross Road turning left at The Broadleys public house/traffic lights onto Holme Lacy Road. At the next roundabout, turn right onto Hoarwithy Road and after approximately half a mile turn left into The Pastures and the property can be found located on the left hand side.

Outgoings

Water and drainage rates are payable.
Council Tax Band A

Property Services

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

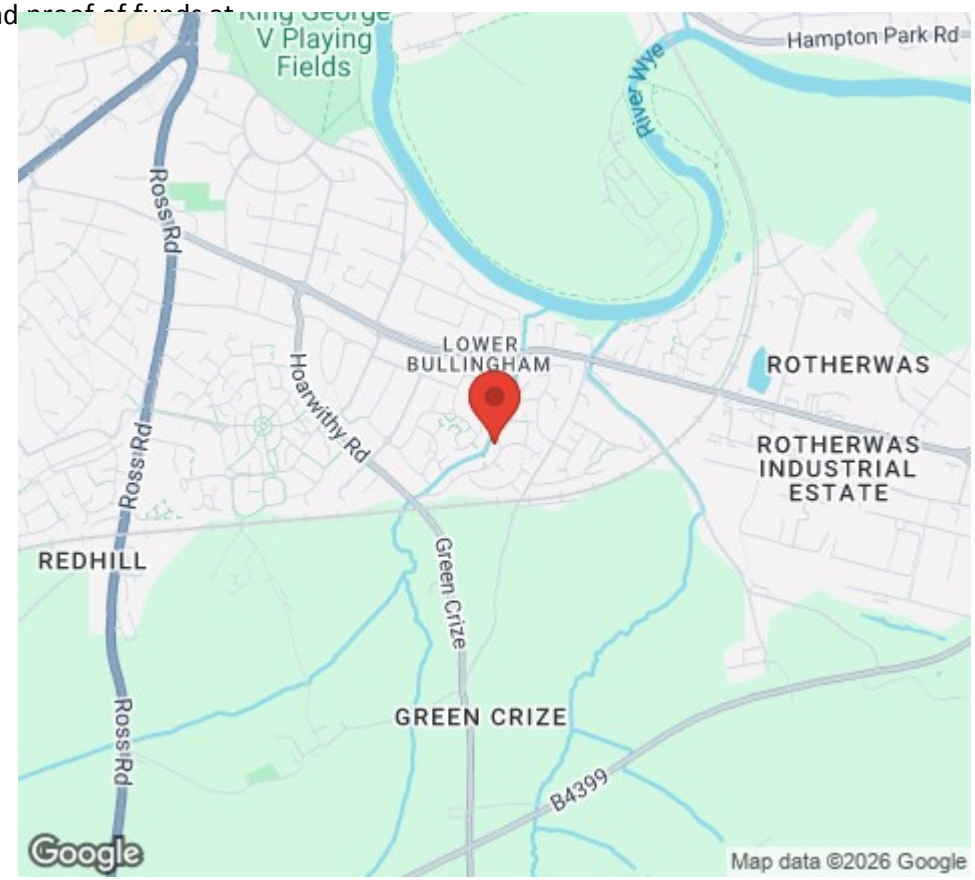
Freehold - vacant possession on completion.

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.

Money Laundering

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



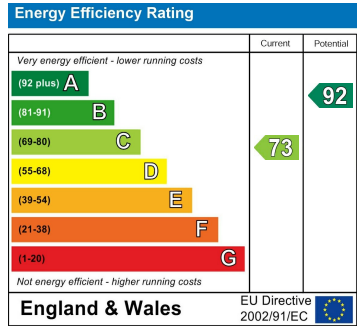
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EPC Rating: C Hereford Council Tax Band: A

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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