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54 The Pastures, Lower Bullingham, Hereford, HR2 6EX

'Situated to the south of Hereford City a two bedroom mid terraced home with gas central heating, double glazing, off road parking and enclosed rear garden'

£180,000 (Freehold)

Residential Sales and Lettings

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LOCATION

The property is located to the south of Hereford in the well established Lower Bullingham district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a two bedroom mid terraced home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises kitchen, sitting room, conservatory, first floor landing with two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A front aspect double glazed entrance door leads to the entrance hall/kitchen with panelled radiator, vinyl flooring, door to the sitting room and access to the kitchen.

Kitchen

2.69m (8'10) x 2.31m (7'7)

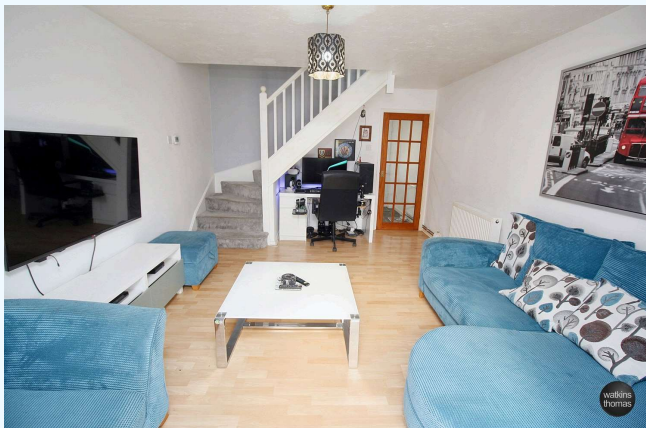
With front aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for upright fridge freezer, wall mounted gas central heating boiler and vinyl flooring.



Sitting Room

4.75m (15'7) (maximum) x 3.61m (11'10)

With rear aspect double glazed window, stairs to the first floor, thermostat for central heating, panelled radiator, laminated flooring and double glazed door giving access to the conservatory.



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Conservatory

2.34m (7'8) x 2.31m (7'7)

Of timber construction with tiled flooring and patio door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) x 2.72m (8'11)

With front aspect double glazed window and panelled radiator.

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Bedroom 2

3.53m (11'7) x 2.06m (6'9)

With rear aspect double glazed window, storage cupboard and panelled radiator.



Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, low flush wc, heated towel rail, extractor fan and laminated flooring.



OUTSIDE:

To the front of the property is a lawn area with driveway giving access to the front door. To the immediate rear of the property is an artificial lawn with shrub borders leading to a decked seating area with useful storage shed. The garden is enclosed by fencing to provide a degree of privacy with a useful rear access gate.

COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed south out of Hereford along the Ross Road. On reaching the traffic lights take the left hand turning into Holme Lacy Road. Continue to the roundabout and take the third exit onto Hoarwithy Road. Continue along Hoarwithy Road turning left into The Pastures where the property is located on the right hand side as indicated by the agents for sale board.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

