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### 145 Bullingham Lane, Hereford, HR2 7RZ

*'Situated to the south of Hereford City with far reaching views a well presented four bedroom detached family home with gas central heating, double glazing where specified, double garage, enclosed rear garden with views across Herefordshire countryside and solar panels. Energy efficient home and EV charging point'*

**Offers In The Region Of £495,000 (Freehold)**

**Residential Sales and Lettings**



# 145 Bullingham Lane, Hereford, HR2 7RZ

## LOCATION

The property is situated to the south of Hereford in the popular residential location of Bullingham Lane. 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 well presented four bedroom detached family home with the added benefit of solar panels, gas central heating, double glazing where specified, views across Herefordshire countryside and double garage. The accommodation comprises entrance hall, sitting room, dining room, kitchen/breakfast room, utility, cloakroom, study, first floor landing with access to four bedrooms with en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

#### Entrance Hall

With wooden flooring, panelled radiator, stairs to the first floor, coved ceiling, mat-well, smoke alarm, pantry and door to:

#### Cloakroom

With low flush wc, wash hand basin, coved ceiling, panelled radiator, extractor fan and wood panelling to rail.



#### Sitting Room

6.58m (21'7) (plus bay) x 3.99m (13'1) (maximum)

With front aspect double glazed bay window, side aspect double glazed window, two panelled radiators, wood burning stove, three wall lights, coved ceiling, double glazed French door giving access to the rear garden and glazed double doors giving access to the dining room.





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### Dining Room

4.14m (13'7") x 2.87m (9'5") (plus recess)

With coved ceiling, panelled radiator and rear aspect double glazed French doors giving access to the rear garden.



### Kitchen/Breakfast Room

4.9m (16'1") x 3.25m (10'8") (plus door recess)

With a range of units comprising stainless steel sink unit with quartz work surface and splash back, base units under with matching wall units. Dishwasher, fridge freezer, induction hob with cooker hood over, Neff 'slide and hide' electric oven and Neff microwave, built-in dining table, inset spot lights, rear access double glazed French doors giving access to the garden and door to the utility room.



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### Utility Room

2.95m (9'8) x 1.93m (6'4)

With stainless steel sink and half drainer unit, work surface, base units under, plumbing and space for washing machine, extractor fan, coved ceiling, panelled radiator and glazed door giving access to the garage.

### Study

3.48m (11'5) x 2.69m (8'10)

With front aspect and two side aspect double glazed windows, coved ceiling and panelled radiator.



### ON THE FIRST FLOOR:

### Landing

With airing cupboard, access hatch to loft space, front aspect double glazed window, coved ceiling, door to bedrooms and bathroom.



### Bedroom 1

4.01m (13'2) (maximum) x 3.4m (11'2) (to the wardrobe)

With rear aspect double glazed window with view across Herefordshire countryside. A range of built-in wardrobes, picture rail, coved ceiling, panelled radiator, power points with usb charging point and door to en-suite shower room.



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### En-Suite Shower Room

With rear aspect double glazed window with view across countryside, shower cubicle with electric Mira shower, low flush wc, vanity wash hand basin, extractor fan, panelled radiator, partially tiled wall surround and light with shaver point.



### Bedroom 2

4.11m (13'6) (maximum) x 3.84m (12'7) (maximum)

With front aspect double glazed dormer window, side aspect double glazed window, panelled radiator, range of built-in wardrobes with cupboards over, coved ceiling and reduced head height to one section of the room.



### Bedroom 3

3.76m (12'4) x 2.49m (8'2) (plus door recess)

With rear aspect double glazed window with view across Herefordshire countryside, built-in double wardrobe with sliding doors, panelled radiator and coved ceiling.

### Bedroom 4

4.04m (13'3) x 2.49m (8'2)

With front aspect double glazed window, panelled radiator and coved ceiling.





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### Bathroom

With rear aspect double glazed window with view across Herefordshire countryside. Suite comprising panel enclosed bath with thermostatically controlled shower over, heated towel rail, low flush wc, vanity wash hand basin, extractor fan, partially tiled wall surround, coved ceiling and wall lights.



### OUTSIDE:

To the front of the property a shared driveway gives access to the DOUBLE GARAGE (17'8 x 16'10) with two electric roller doors, electric vehicle charging point, rear aspect single glazed window, rear aspect single glazed door giving access to the rear garden, wall mounted gas central heating boiler, work surface with base units under, power and lighting.

To the front of the shared driveway is a lawned garden with a tree having a tree preservation order. To the front of the house is a patio area with steps leading to the front door. A side path and gate give access to the rear garden where there is a patio area with steps leading to the main garden which is laid to lawn. There are various shrub borders and fruit trees and two further patio areas. The garden also has the added benefit of a GREENHOUSE, a STORAGE SHED and ornamental pond. The garden is enclosed by fencing to provide a degree of privacy.



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### COUNCIL TAX BAND F

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 and water services are connected to the property. Drainage is via a septic tank. 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.

### Agents Note

Please be aware that solar panels are fitted which are owned by the property and a feed-in tariff is provided by EDF.

### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road, on reaching the first set of traffic lights at St Martins Church proceed straight over, on reaching the next set of traffic lights turn left into Bullingham Lane. Continue to the roundabout and take the second exit. Continue to the next roundabout and proceed straight over, again second exit, continue along the road and after approximately 400 metres the property will be found on the left hand side as indicated by the agents for sale board.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**14th January 2025**

ID39736



## 145 Bullingham Lane, Hereford, HR2 7RZ

### 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 B. 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	82 B	84 B
69-80	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:

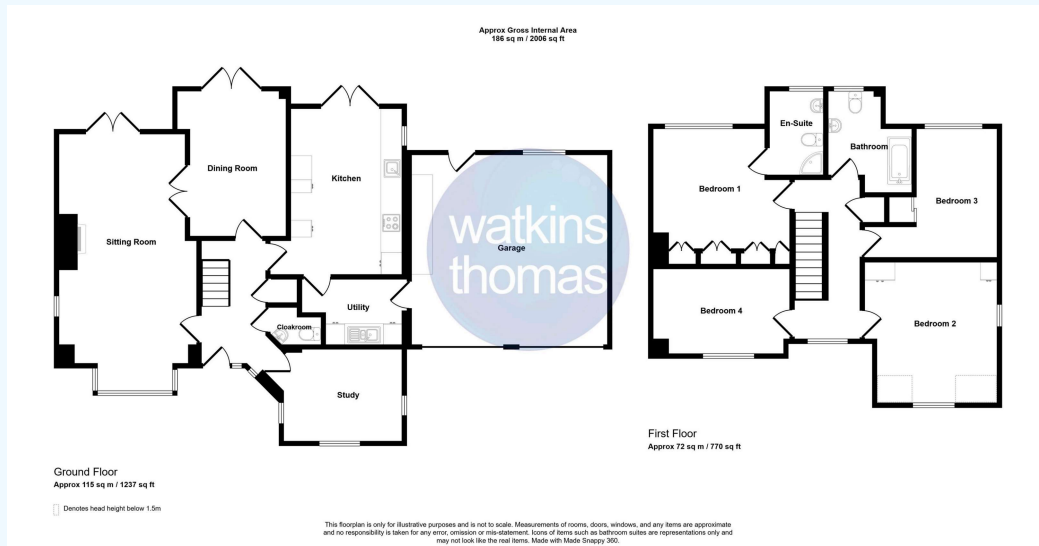
- the average energy rating is D
- the average energy score is 60



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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.



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