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## 48 Warwick Road, Lower Bullingham, Hereford, HR2 6FB

*'Situated to the south of Hereford City a well presented four bedroom detached family home with en-suite to the master bedroom, two reception rooms, gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**£345,000 (Freehold)**

# 48 Warwick Road, Lower Bullingham, Hereford, HR2 6FB

## LOCATION

The property is located to the south of Hereford in the popular 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 four bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, dining room, sitting room, conservatory, kitchen/breakfast room, utility, first floor landing with access to four bedrooms, 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 stairs to the first floor, Nest thermostat, panelled radiator, smoke alarm, understairs storage cupboard, door to the cloakroom, sitting room, kitchen/breakfast room and dining room.

#### Cloakroom

With front aspect double glazed window, low flush wc, pedestal mounted wash hand basin with tiled splash back and panelled radiator.

#### Sitting Room

4.62m (15'2) (maximum) x 3.4m (11'2)

With rear aspect double glazed French doors giving access to the conservatory, two panelled radiators, coved ceiling and television point.



#### Conservatory

3.05m (10'0) x 2.77m (9'1)

Of Upvc construction with wall mounted electric heater, double glazed windows, tiled flooring, light with ceiling fan and side access double glazed French doors giving access to the rear garden.





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### Kitchen/Breakfast Room

3.56m (11'8) x 3.56m (11'8)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for dishwasher, space for upright fridge freezer, space for range cooker with cooker hood over, panelled radiator, space for breakfast table, double glazed panelled door leading to the rear garden and door to the utility.



### Utility Room

1.98m (6'6) x 1.47m (4'10)

With side aspect double glazed window, work surface with tiled splash backs, base unit under with plumbing and space for washing machine, sink drainer unit, panelled radiator and tiled flooring.

### Dining Room

3.4m (11'2) x 2.67m (8'9)

With front aspect double glazed window and panelled radiator.



## ON THE FIRST FLOOR:

### Landing

With airing cupboard housing the gas central heating boiler, access hatch to loft space with pull down ladder, smoke alarm, panelled radiator and doors to bedrooms and bathroom.

### Bedroom 1

3.66m (12'0) (maximum) x 3.02m (9'11) (maximum)

With rear aspect double glazed window, built-in double wardrobe, a range of wardrobes with cupboards over the bed, panelled radiator and door to en-suite shower room.

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### En-Suite Shower Room

With side aspect double glazed window with shower cubicle and Mira shower which is thermostatically controlled, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, shaver point and extractor fan.



### Bedroom 2

3.43m (11'3) x 2.77m (9'1)

With front aspect double glazed window, built-in wardrobe with cupboards over the bed, further built-in double wardrobe and panelled radiator.

### Bedroom 3

3m (9'10) x 2.36m (7'9) (plus door recess)

With front aspect double glazed window, built-in wardrobe and panelled radiator.



### Bedroom 4

2.67m (8'9) x 2.03m (6'8) (plus door recess)

With rear aspect double glazed window and panelled radiator.



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### Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with Mira thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround, shaver point, extractor fan and spot lights.



### OUTSIDE:

To the front of the property is a lawn garden with path to the front door. A driveway gives access to the GARAGE which has an up and over door, power and lighting with personal door giving access to the garden area.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There is a shrub border, useful STORAGE SHED and GREENHOUSE. The garden is enclosed by fencing to provide a degree of privacy. Please note that there is also a side access path and gate giving access to the front of the property.



### COUNCIL TAX BAND D

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 out of Hereford along the Ross Road, on reaching the traffic lights turn left onto Holme Lacy Road. Continue along Holme Lacy Road to the roundabout and proceed straight over which is the second exit. Continue along Holme Lacy Road, on reaching The Wye Inn Public House, turn right into St Clares Court. Proceed through St Clares Court and follow the road to the T-junction. At the T-junction turn left into Warwick Road, at the next T-junction turn right and follow the road to the cul-de-sac position where the property is located on the left hand side of the cul-de-sac.

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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](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).

17th January 2025

ID39826

## 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.

## 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.

