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## 21 Hever Road, Lower Bullingham, Hereford, HR2 6EW

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

**£330,000 (Freehold)**

## 21 Hever Road, Lower Bullingham, Hereford, HR2 6EW

### LOCATION

The property is located to the south of Hereford City in the popular Lower Bullingham district. In the area are a range of amenities including public house, local shops 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 off road parking, garage and enclosed rear garden with accommodation comprising entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, first floor landing with 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 front aspect double glazed entrance door leading to the entrance hall.

##### Entrance Hall

With vinyl flooring, coved ceiling, door to the sitting room and cloakroom.

##### Cloakroom

With low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, partially tiled wall surround, extractor fan and vinyl flooring.

##### Sitting Room

5.38m (17'8) x 3.15m (10'4)

With front aspect double glazed window, electric fire with decorative surround, coved ceiling, under-stairs storage cupboard, stairs to the first floor, television point, panelled radiator, laminated flooring and arch to the dining room.



##### Dining Room

3.25m (10'8) x 2.64m (8'8)

With panelled radiator, laminated flooring, coved ceiling, door to the kitchen and double glazed patio door to the conservatory.

##### Conservatory

3.66m (12'0) x 3.05m (10'0)

With rear and side aspect double glazed windows, laminated flooring and side aspect double glazed French doors giving access to the rear garden.



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### Kitchen

3.33m (10'11) x 2.69m (8'10)

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 washing machine, integrated electric double oven and hob with cooker hood over, integrated dishwasher, wall mounted gas central heating boiler, tiled flooring and double glazed door giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With airing cupboard housing the hot water tank, access hatch to loft space, panelled radiator, smoke alarm and doors to bedrooms and bathroom.

#### Bedroom 1

4.7m (15'5) x 2.72m (8'11) (plus door recess)

With two front aspect double glazed windows, built-in wardrobe, laminated flooring, two panelled radiators and door to en-suite shower room.

#### En-Suite Shower Room

Front aspect double glazed window, shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, fully tiled wall surround and extractor fan.



#### Bedroom 2

3.2m (10'6) x 2.72m (8'11)

With rear aspect double glazed window, panelled radiator, built-in wardrobe and laminated flooring.

#### Bedroom 3

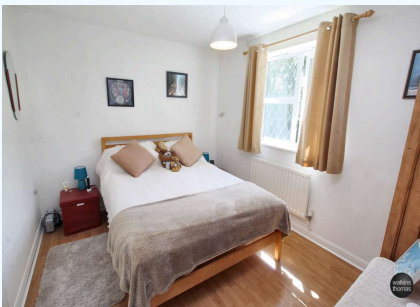
2.74m (9'0) (maximum) x 2.72m (8'11) (maximum)

With rear aspect double glazed window, built-in wardrobe, panelled radiator and laminated flooring.

#### Bedroom 4

2.39m (7'10) (maximum) x 2.13m (7') (maximum)

With front aspect double glazed window and panelled radiator.



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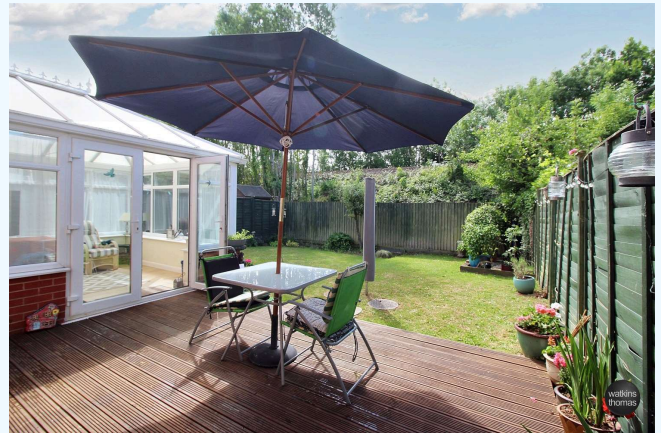
### Bathroom

With side aspect double glazed window and suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, vanity wash hand basin, partially tiled wall surround, extractor fan, panelled radiator and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawn garden with hedging to the front and a tarmacadam driveway giving access to the GARAGE with up and over door, power and lighting. To the immediate rear of the property is a decked patio leading to the main garden which is laid to lawn with various shrub borders. There is a useful outside tap and the garden is enclosed by fencing to provide a degree of privacy.



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### COUNCIL TAX BAND D

Payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE

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

From central Hereford proceed out of Hereford along the Ross Road. On reaching the traffic lights turn left onto the Holme Lacy Road, continue over the mini roundabout taking the second exit and continuing along Holme Lacy Road. At The Wye Inn Public House turn right into St Clare's Court, follow through St Clare's Court to the T-junction and turn right into Hever Road. At the next T-junction turn left and the property is located on the right hand side.

### 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).

3rd June 2025

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### ENERGY PERFORMANCE CERTIFICATE

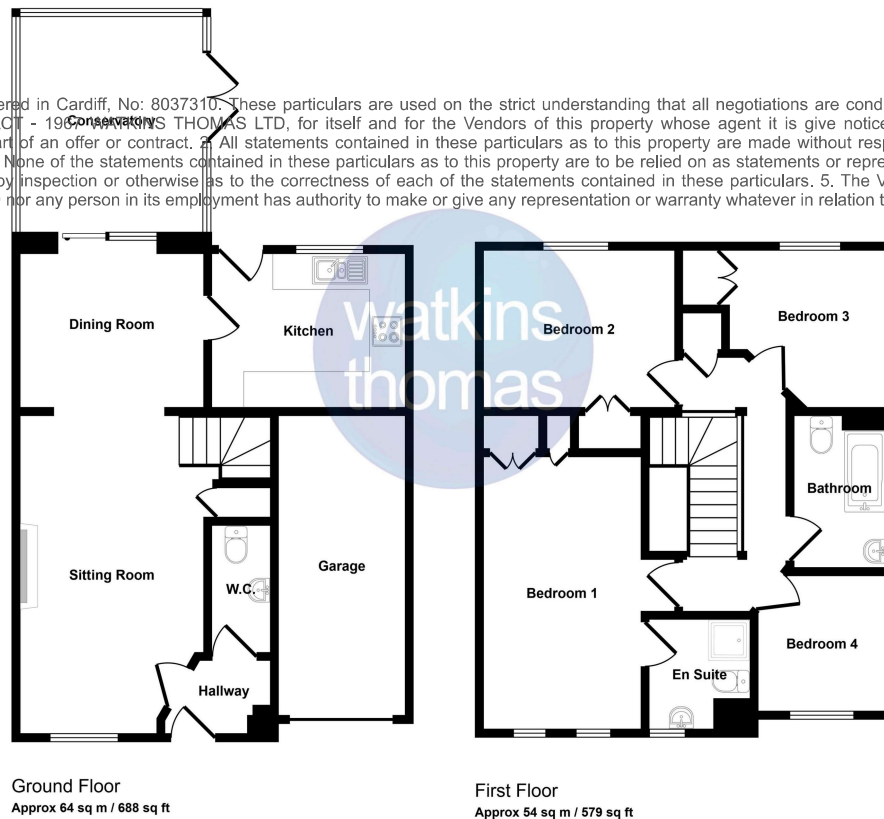
An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### 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.

Approx Gross Internal Area  
118 sq m / 1267 sq ft

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