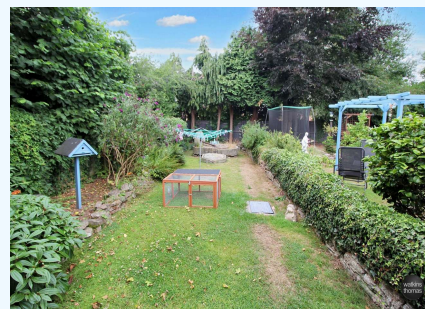
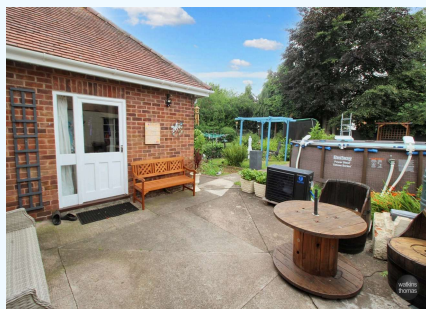




Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### Asmara, Lower Bullingham, Hereford, HR2 6EP

*'Situated to the south of Hereford City a two bedroom detached bungalow with central heating, double glazing (where specified), off road parking, garage and a good size enclosed rear garden'*

**£325,000 (Freehold)**

**Residential Sales and Lettings**



# Asmara, Lower Bullingham, Hereford, HR2 6EP

## 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 two bedroom detached bungalow with loft room, gas central heating, double glazing (where specified), off road parking, garage and a good size enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen with pantry, rear porch with access to storage room, bathroom, two bedrooms and loft room. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Recessed Entrance Porch

With tiled flooring and glazed door to the entrance hall.

#### Entrance Hall

With mat-well, panelled radiator, rear aspect double glazed window, stairs to the loft room and door to the sitting room.

#### Sitting Room

4.24m (13'11) x 3.63m (11'11) (excluding bay)

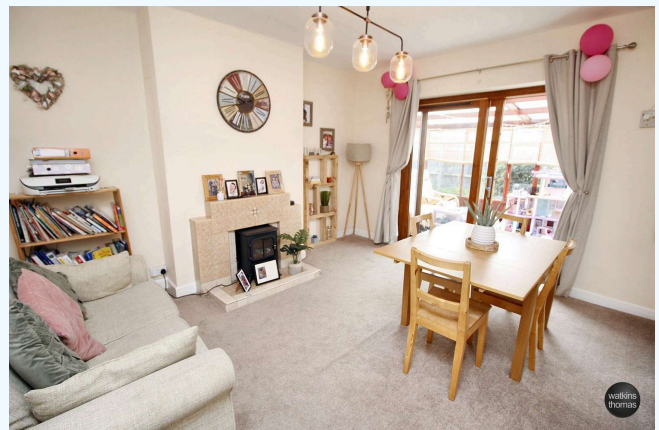
With front aspect double glazed bay window, side aspect double glazed window, electric fire with tiled surround, panelled radiator and television point.



#### Dining Room

4.22m (13'10) x 3.63m (11'11) (maximum)

With side aspect double glazed patio door to the conservatory, panelled radiator, electric fire with tiled surround and serving hatch to the kitchen.



#### Conservatory

3.68m (12'1) x 2.16m (7'1)

With single glazed windows, tiled floor and glazed door to the rear garden.

## Asmara, Lower Bullingham, Hereford, HR2 6EP

### Kitchen

4.22m (13'10) x 3.02m (9'11)

With side aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash back, base units under with matching wall units, space for upright fridge freezer, space for cooker, plumbing and space for washing machine, panelled radiator, wall mounted gas central heating boiler, door to the pantry and rear porch. PANTRY (9'6 x 3'10) with side aspect window.



### Rear Porch

With side aspect double glazed door to the garden and door to storage room (13'6 x 4'11) with side aspect window.

### Bedroom 1

4.22m (13'10) x 3.02m (9'11) (excluding bay)

With front aspect double glazed bay window, side aspect double glazed window and panelled radiator.

### Bedroom 2

4.22m (13'10) (maximum) x 3.05m (10')

With side and rear aspect double glazed window and panelled radiator.



### Bathroom

2.82m (9'3) x 1.78m (5'10)

With two side aspect double glazed windows, pedestal mounted wash hand basin, low flush wc, panel enclosed bath with mixer tap, shower over, partially tiled wall surround and pvc panelling.

### ON THE FIRST FLOOR:

### Loft Room

4.29m (14'1) (maximum) x 3.12m (10'3) (maximum - irregular shaped room)

With front aspect double glazed dormer window, panelled radiator, eaves storage cupboard and door to the loft storage area.





## Asmara, Lower Bullingham, Hereford, HR2 6EP

### OUTSIDE:

To the front of the property a driveway gives access to the garage which has an up and over door. The front garden is laid to lawn with shrub borders and path leading to the front door. To the immediate rear of the property is a patio area giving access to the main garden which is laid to lawn. There is a further lawned area with shrub border and cider mill. To the left hand side of the property is a further patio area with a door to the conservatory. The garden is enclosed by fencing with a rear access gate to Windsor Road and hedging to provide a degree of privacy.



### COUNCIL TAX BAND E

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 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.

### VIEWING

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

### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Continue along Holme Lacy Road to the roundabout and take the second exit continuing along the Holme Lacy Road. Pass The Wye Inn public house on the left hand side and take the right hand turning into Lower Bullingham Lane where the property is located on the right hand side as indicated by the 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.

## Asmara, Lower Bullingham, Hereford, HR2 6EP

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J 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) or [www.onthemarket.com](http://www.onthemarket.com).

30th July 2025

ID28676

### 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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:

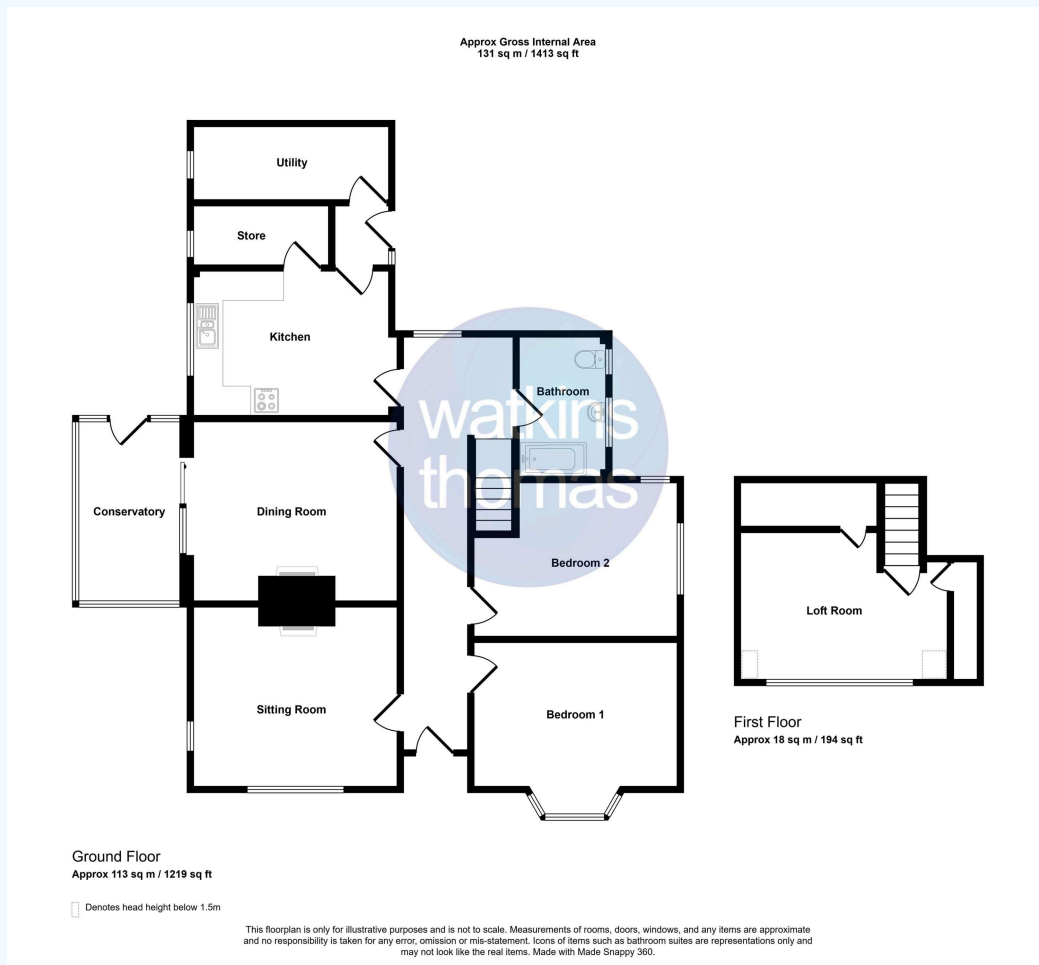
- the average energy rating is D
- the average energy score is 60



# Asmara, Lower Bullingham, Hereford, HR2 6EP

## 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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