



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



21 The Dales, Lower Bullingham, Hereford, HR2 6DS

'Situated to the south of Hereford City in the popular residential location of Lower Bullingham, a well presented, three bedroom end of terrace family home with gas central heating, double glazing, two reception rooms, off road parking and enclosed rear garden'

NO ONWARD CHAIN

£250,000 (Freehold)

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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 well presented, end of terrace family home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, kitchen, sitting room, dining room, first floor landing with access to three bedrooms 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 tiled flooring, panelled radiator, stairs to the first floor, coved ceiling, smoke alarm, inset spotlights, and door to the kitchen and sitting room.

Cloakroom

With front aspect double glazed window, low flush wc, vanity wash hand basin, fully tiled wall surround, heated towel rail, inset spot lights and tiled flooring.

Kitchen

3.07m (10'1) x 2.69m (8'10)

With front aspect double glazed window, a range of units comprising a stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, gas hob and cooker hood over, space for upright fridge freezer, plumbing and space for washing machine, integrated slimline dishwasher, panelled radiator, inset spotlights, coved ceiling and extractor fan.



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Sitting Room

4.83m (15'10) (maximum) x 4.57m (15') (L-shaped room)

With rear aspect double glazed window, panelled radiator, coved ceiling, television point, understairs storage cupboard, door to the dining room, rear aspect double glazed patio door to the garden and vinyl flooring.



Dining Room

4.85m (15'11) x 2.36m (7'9)

With front aspect double glazed window, panelled radiator, cupboard housing the gas central heating boiler, access hatch to loft space, inset spotlights, vinyl flooring and double glazed upvc door to the rear garden.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, airing cupboard, coved ceiling, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

4.27m (14'0) x 2.69m (8'10)

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

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Bedroom 2

3.4m (11'2) x 2.69m (8'10)

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



Bedroom 3

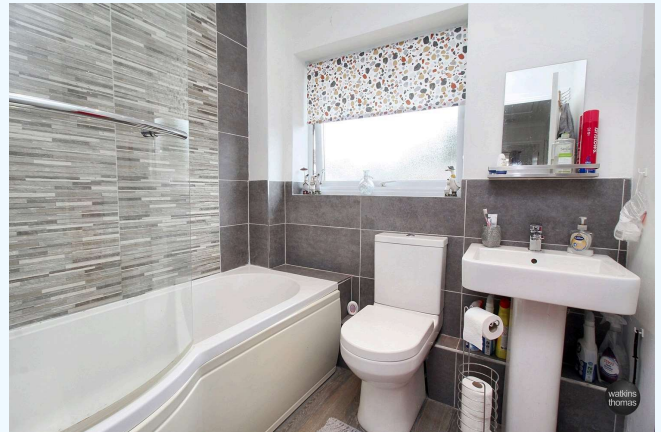
2.67m (8'9) x 2.06m (6'9)

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

Bathroom

2.01m (6'7) x 1.8m (5'11)

With front aspect double glazed window, suite comprising panel enclosed 'P' shaped bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan, inset spotlights and partially tiled wall surround.



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OUTSIDE:

To the front of the property is a lawn garden with slate border and tarmacadam driveway to the front. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. There are raised borders enclosed by sleepers and useful garden shed. The garden is south facing and is enclosed by fencing to provide a degree of privacy with a side access gate.



COUNCIL TAX BAND B

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

Proceed out of Hereford along Ross Road. On reaching the traffic lights turn left onto the Holme Lacy Road. Continue along Holme Lacy Road, at the roundabout take the third exit, onto Hoarwithy Road. Continue along Hoarwithy Road turning left into The Pastures. Follow the road, taking the second turning on the left hand side into The Dales, follow the road into the cul-de-sac position on the left hand side where the property is located on the left 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

19th August 2025

ID41325

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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		82 B
69-80	C	69 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.

