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15 The Courtyard, Lower Bullingham, Hereford, HR2 6FA

'Situated to the south of Hereford City a well presented three bedroom end of terraced family home with gas central heating, double glazing, en-suite to the master bedroom, allocated parking and garage'

£250,000 (Freehold)

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LOCATION

The property is situated to the south of Hereford City in the popular residential location of Lower Bullingham. 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, three bedroom end of terrace family home with the added benefit of gas central heating, double glazing, allocated parking to the front of the garage and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory, first floor landing with access to three bedrooms, family bathroom and en-suite to bedroom 1. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

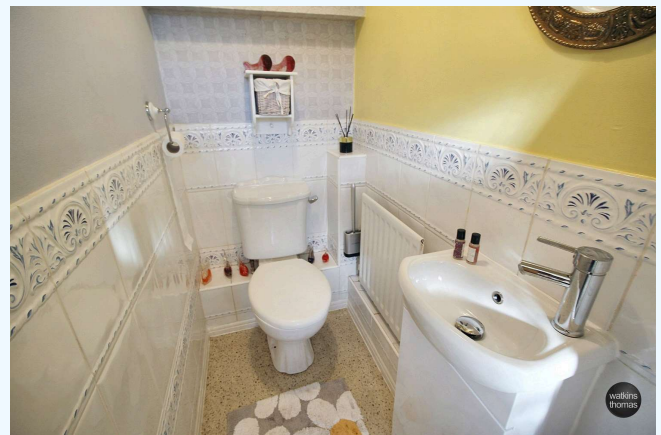
With front aspect double glazed entrance door giving access to the entrance hall.

Entrance Hall

With tiled flooring, panelled radiator, door to the sitting room and cloakroom.

Cloakroom

With low flush wc, vanity wash hand basin, extractor fan, vinyl flooring, panelled radiator and partially tiled wall surround.



Sitting Room

5.46m (17'11) x 3.38m (11'1) (maximum)

With front aspect double glazed window, electric fire with decorative surround, panelled radiator, smoke alarm, further feature panelled radiator, under-stairs storage cupboard, stairs to the first floor and door to the kitchen/dining room.



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Kitchen/Dining Room

4.19m (13'9") x 2.82m (9'3")

With rear aspect double glazed window, panelled radiator and a range of units comprising 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, plumbing and space for washing machine, plumbing and space for dishwasher, space for upright fridge freezer, space for dining table and double glazed patio door to the conservatory.



Conservatory

4.24m (13'11") (maximum to the window) x 2.06m (6'9")

Of upvc construction with double glazed windows, tiled flooring and side aspect double glazed door to the rear garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

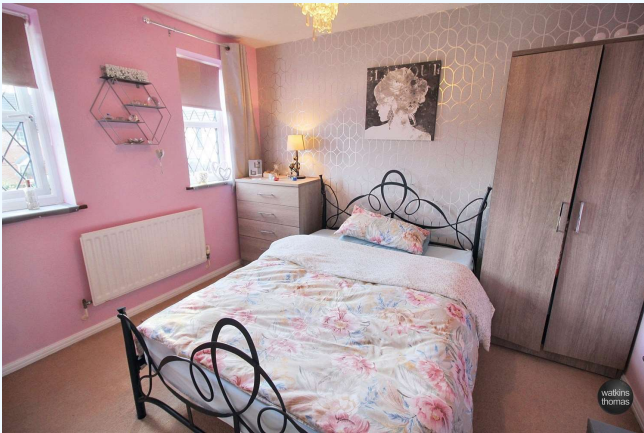
3.53m (11'7") (to the wardrobe) x 3.12m (10'3")

With two front aspect double glazed windows, panelled radiator, built-in double wardrobe, television point and door to the en-suite wet room.

15 The Courtyard, Lower Bullingham, Hereford, HR2 6FA

En-Suite Wet Room

With front aspect double glazed window, thermostatically controlled shower with shower boarded surround, vanity wash hand basin with tiled splash back, low flush wc, tiled flooring, panelled radiator and extractor fan.



Bedroom 2

3.56m (11'8) x 2.31m (7'7)

With rear aspect double glazed window, panelled radiator and double wardrobe.

Bedroom 3

2.54m (8'4) x 1.83m (6')

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

Bathroom

2.31m (7'7) x 1.57m (5'2)

With suite comprising panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator, extractor fan and vinyl flooring.



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OUTSIDE:

To the front of the property is a communal lawned area with path giving access to the front doors of 'The Courtyard' properties. A path gives access to the front of the property where there is a lawned garden and a further path leading to the side of the property giving access to the rear garden. To the immediate rear of the property is a slate and patio path giving access to the rear where there is a raised decked seating area with water feature and shrub borders. The garden is enclosed by fencing to provide a degree of privacy.

To the side of the property is a GARAGE with up and over door, power and lighting with a parking space to the front.



Agents Note

There is a management charge of £15 per calendar month for maintenance of the communal areas.

COUNCIL TAX BAND C

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 the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Continue along Holme Lacy Road to the mini roundabout and take the second exit continuing along the Holme Lacy Road. On reaching The Wye Inn public house turning right into St Clares Court. Proceed through St Clares Court to the T-junction and turn right onto Hever Road then take the first right into The Courtyard where 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

12th September 2025

ID41327

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.

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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.

