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30 The Shires, Lower Bullingham, Hereford, HR2 6EZ

A modern centrally heated and double glazed one bedroom home located to the south of the city. An ideal first time buyer's house or investment property.

£140,000 (Freehold)

30 The Shires, Lower Bullingham, Hereford, HR2 6EZ

LOCATION

The Shires is located on the Lower Bullingham development set off Hoarwithy Road to the south east of central Hereford. Hereford city is approximately two miles distant and offers a range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

30 The Shires is a corner house set in a block of just four properties and is provided with both central heating and double glazing. The property has an exclusive garden area, parking and in more detail comprises;

ON THE GROUND FLOOR:

Entrance Porch

With door to;

Living Room

3.84m (12'7) x 3.05m (10') (12' 7 into bay)

With a double glazed square bay window, coved ceiling, radiator, mat well, wall mounted thermostat, stairway and opening to;



Kitchen

2.77m (9'1) x 1.93m (6'4)

With a double glazed window and fitted base cupboards with working surfaces over, tiled surrounds and eye level cabinets. One and a half bowl sink unit with drainer and mixer tap, space with plumbing for washing machine, built in oven with hob over, tiled floor, coved ceiling, sunken ceiling lights and door to an under stair store cupboard. Wall mounted gas fired boiler which provides central heating and domestic hot water.



ON THE FIRST FLOOR:

Landing

With hatch to loft. Radiator and with doors to the bathroom and;

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Bedroom 1

3.07m (10'1) x 3.78m (12'5) (maximum)

With a double glazed window at the front, storage fittings, radiator, coved ceiling, wood laminate flooring and door an over stair store cupboard.



Bathroom

1.85m (6'1) x 1.78m (5'10)

With suite comprising bath with electric shower over and shower boarding to walls, pedestal wash basin and a low level WC. Double glazed window, coved ceiling, radiator and wood laminate flooring.



OUTSIDE:

At the front of the property there is a open plan garden area with a pathway to the front door. The property also has a car parking space. The property has a paving stone patio area of irregular sized slabs.

COUNCIL TAX BAND A

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

From central Hereford proceed south over Greyfriar's Bridge and at the roundabout take the first exit into Ross Road. At the traffic lights, turn left into Holme Lacy Road and at the mini roundabout take the right hand turn into Hoarwithy Road. Continue along Hoarwithy Road and just before the railway bridge turn left into The Pastures and then take the right hand turn into The Shires where Number 30 will be identified by the agent's for sale board.

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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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

14th March 2026
ID40431

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 A.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 74 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

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.