



121 Bullingham Lane, Hereford, HR2 7RZ



**121 Bullingham Lane  
Hereford  
HR2 7RZ**

### Summary of Features

- Semi detached property
- Three bedrooms
- Parking and Garage
- Residential location
- No onward chain
- May require some updating

**Offers In The Region Of  
£225,000**

Positioned in the residential area of Bullingham Lane, Hereford, this semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms, the property is ideal for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. While the property may require some updating, this presents a wonderful chance for you to personalise the space and truly make it your own. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

#### **Location:**

The property is located south of Hereford, in the sought-after residential area of Bullingham Lane. The surrounding area offers various amenities and schooling, while Hereford itself provides extensive shopping, leisure, and recreational options, along with educational institutions and both bus and train stations.

#### **Accommodation:**

The accommodation comprises: Entrance, Lounge/Dining Room, Kitchen, WC, three Bedrooms, Dressing Room and Bathroom.

#### **Entrance**

Leading to the lounge/dining room and stairs rising to first floor.

#### **Lounge/Dining room**

The open-plan lounge/dining room features both front and rear aspect windows, allowing for plenty of natural light throughout the space. Two fireplaces serve as striking focal points, each flanked by built-in storage units on either side. An understairs storage cupboard offers additional practicality, while the generous layout comfortably accommodates both living and dining furniture.

#### **Kitchen**

The kitchen features matching wall and base units, a sink with drainer, an electric oven and hob, and space for white goods. It benefits from two windows to the rear, providing natural light, and a side access door leading to the driveway.

#### **WC**

Fitted with low level WC, wash hand basin and obscure rear aspect window.

#### **First Floor:**

#### **Bedroom 1**

A double bedroom with original fireplace, storage unit and front aspect window

#### **Bedroom 2**

A compact double bedroom with original fireplace, storage units and rear aspect window.

#### **Bedroom 3**

A single bedroom with front and rear aspect windows.

#### **Dressing Room**

Hallway obscure window, side aspect window and house the boiler.

#### **Bathroom**

Fitted with a three piece suite including, bath with shower over, low level WC and wash hand basin. Obscure rear aspect window.

#### **Outside:**

The property is approached via a paved driveway with space for three vehicles, leading to a Garage and an additional Outbuilding for storage.

The front and side gardens are laid to lawn or stone and are enclosed by a brick wall or fencing. The rear garden is privately enclosed with hedging and features a patio area ideal for outdoor entertaining.

#### **Services:**

It is understood that mains electricity, gas and water services are connected to the property. Drainage is via a septic tank.

Herefordshire council tax band - C

Tenure - Freehold

#### **Agents notes**

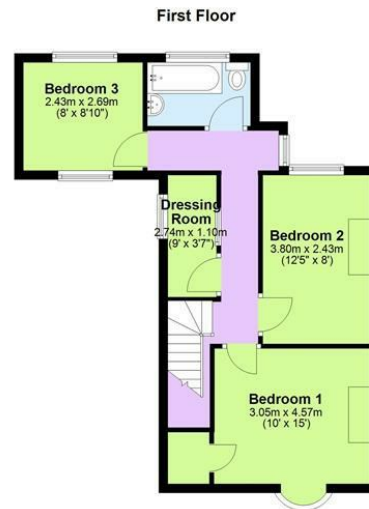
The property has experienced significant structural movement, and a structural engineer's report has been obtained. Prospective purchasers requiring a mortgage are advised to review this report and seek guidance from their mortgage advisor.





## Directions

Proceed out of Hereford along the Ross Road. On reaching the first set of traffic lights at St Martins Church proceed straight over. On reaching the next set of traffic lights, turn left into Bullingham Lane. Continue to the roundabout and take the second exit. Continue to the next roundabout and proceed straight over, again second exit, continue along the road and after approximately 400 metres the property will be found on the left hand side as indicated by the Agent's For Sale board.



Total area: approx. 89.7 sq. metres (965.2 sq. feet)



## Sunderlands

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.