

FOR
SALE



28 Hever Road, Lower Bullingham, Hereford HR2 6EW



£275,000 - Freehold

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PROPERTY SUMMARY

Outskirts of city an impressive 3 bedroom house with luxury kitchen, bathroom & en-suite, attractive rear garden, garage & driveway, Must be viewed!!

POINTS OF INTEREST

- *Outskirts of the City*
- *Impressive 3 bedroom house*
- *Luxury kitchen/bathroom & en-suite shower room*
- *Attractive rear garden*
- *Immaculate decorative order throughout*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With partially double glazed entrance door through to the

Reception Hall

Radiator with decorative cover, Hive central heating control and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, partially tiled wall surround, radiator, easy to maintain flooring.

From the hallway, a partially glazed door opens through to the

Lounge

Easy to maintain flooring, double radiator, double glazed window to the front aspect, useful understairs store cupboard, turning carpeted staircase to the first floor, further single radiator and feature fire surround with hearth, display mantel and electric fire.

Luxury Kitchen/Dining Room

Kitchen area with single drainer sink unit with pot-washer style mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, easy to maintain flooring, space and plumbing for washing machine, double glazed window with roller blind overlooking the rear garden, recessed spotlighting, built-in dishwasher, space for upright fridge/freezer, built-in single oven with 4-ring gas hob and cookerhood over. Dining area with easy to maintain flooring, radiator with decorative cover, recessed spotlighting, double glazed double patio doors to the rear garden with vertical blinds.

Landing

Fitted carpet, access hatch to loftspace and recessed spotlighting and door to

Bedroom 1

Fitted carpet, radiator, 2 double glazed windows to the front aspect with roller blinds, built-in double wardrobe with partially glazed doors and door to the En-suite Shower Room with re-fitted suite comprising corner shower cubicle with glazed sliding doors and twin showerhead over, vanity wash hand-basin with storage below, tiled splashback, mirror fronted medicine cabinet over, partially tiled wall surround, easy to maintain flooring, ladder style towel rail/radiator, double glazed window with roller blind, recessed spotlighting and extractor fan.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear with roller blind and fitted double wardrobe.

Bedroom 3

Fitted carpet, radiator with decorative cover, double glazed window to the rear with roller blind, recessed spotlighting and built-in double wardrobe.

Bathroom

Suite comprising panelled bath with tiled surround and shower unit over with glazed screen, pedestal wash hand-basin with mirror fronted medicine cabinet over, low flush WC, ladder style towel rail/radiator, wall mirror, extractor fan, display shelving, easy to maintain flooring, partially tiled wall surround, recessed spotlighting.

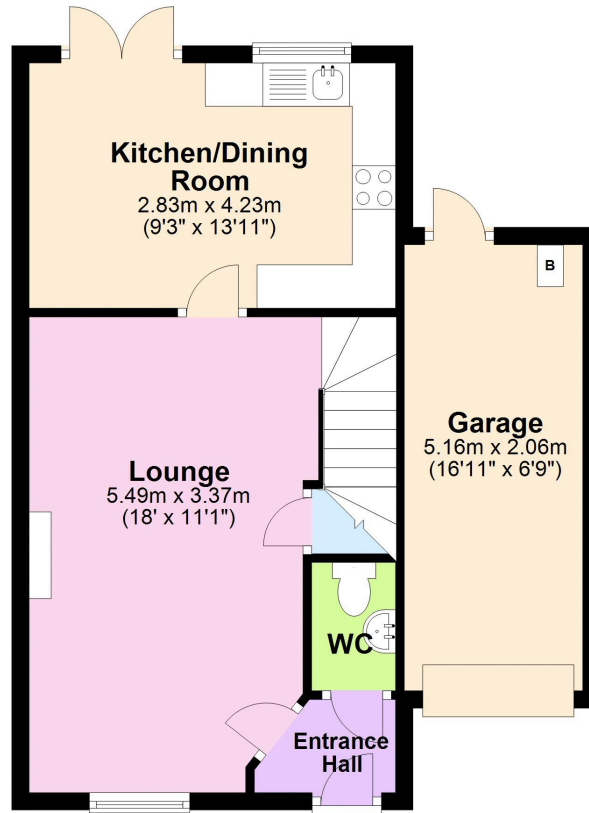
Outside

Immediately to the rear of the property there is a good size paved patio area providing the perfect entertaining space and this leads onto the remainder of the garden which is attractively laid to lawn, enclosed by high fencing and trees for privacy. There is a useful outside tap and rear door to the garage and lighting. To the front of the property there is a driveway providing off-road parking facilities leading up to the GARAGE with up-and-over door, power and light points, loft storage space, wall mounted gas central heating boiler and personal door to the rear garden. The front garden is attractively laid to lawn.



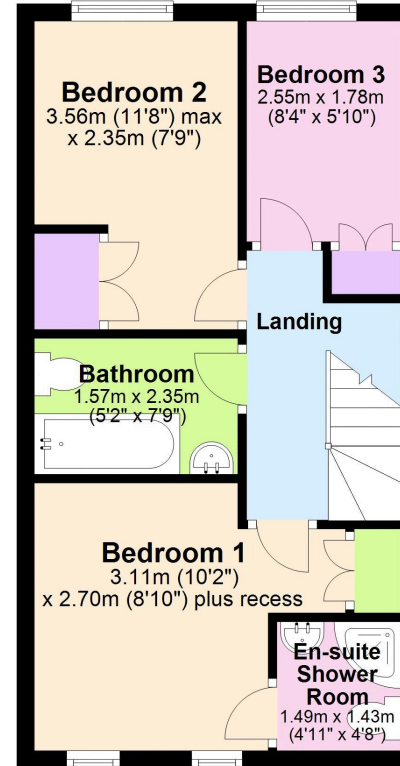
Ground Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 82.5 sq. metres (888.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		