



£235,000 Monthly

BULLINGHAM LANE, HEREFORD

Town House | 3 Bedrooms | 2 Bathrooms

07725 138369



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# Step Inside

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## Key Features

- WELL PRESENTED FAMILY HOME WITH GARAGE AND PARKING
- 3 STOREY TOWNHOUSE
- NO ONWARD CHAIN

## Property Description

A well presented 3 bedroom family home in an ideal spot with local amenities within an easy walk. This bright and spacious property is in good condition and offers flexibility with a 2nd reception room on the ground floor.

## Main Particulars

A well presented 3 bedroom family home in an ideal spot with local amenities within an easy walk. This bright and spacious property is in good condition and offers flexibility with a 2nd reception room on the ground floor. There are both primary and secondary schools within an easy walk.

Entrance hall – kitchen / diner – 2<sup>nd</sup> reception room - downstairs cloakroom - 3 bedrooms, 1 with en-suite shower room - family bathroom - rear garden - garage

### The Property

Entrance – The hallway is a bright entrance to the property and allows access to the downstairs rooms and has a WC.

Kitchen / diner – The kitchen is well fitted with ample space and units. There is an integrated appliances gas hob and electric oven with spaces for a fridge freezer, washing machine and a dishwasher. It overlooks the rear garden and has rear access through double patio doors.

2nd reception room – This is a flexible space and could be used as a 4<sup>th</sup> bedroom, family room, office, playroom or snug.

1<sup>st</sup> floor;

Lounge – This is a lovely light room with a front aspect.

Bedroom 2 – This is a double room with a rear aspect.

Family Bathroom – The family bathroom is fitted with white bath suite and a shower over the bath.

Airing cupboard.

2nd floor:

Bedroom 1 – A double room with an ensuite shower room.

Bedroom 3 – A further double room with front aspect.

Storage cupboard

### Outside

The front of the property is accessed by a small path with a fenced gravel area. The rear garden is hard landscaped and has trees to the rear. There is a single garage and parking space.

**Property information:**

mains gas, mains electric, mains water & sewerage, gas central heating







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 09953072 Registered Office: , The Sheepcote, Monks Orchard Farm, Lumber Lane, Lugwardine HR1 4AG



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