





64 BODENHAM ROAD

HEREFORD HR1 2TS

Asking Price £179,950

LEASEHOLD - SHARE OF FREEHOLD

An attractive first floor apartment in a period building in a prime residential area. 2 bedroom, open-plan accommodation with gas central heating, GARAGE and parking.

Flint & Cook

64 BODENHAM ROAD

• First floor apartment • No onward chain • Two bedrooms, open plan living • Ideal for a first time buyer/investor • Garage & parking • Must be viewed!





Ground Floor

A communal entrance door opens into the entrance hallway, with stairs leading to the first floor and the private entrance to Flat 2.

Entrance Hall

The private entrance door opens into a welcoming hallway with ceiling coving, central ceiling light point, radiator and an attractive feature character archway, there are doors to the open plan living space and bedroom two with an opening leading through to the inner hallway.

Inner Hallway

With ceiling coving, ceiling light point and doors leading to the bathroom and main bedroom.

Open Plan Living

An impressive and generously proportioned open-plan room offering ample space for both living and dining furniture, with attractive character features and a well-equipped fitted kitchen.

Kitchen Area

Fitted with a range of matching wall and base units with ample work surface space over, incorporating a one-and-a-half-bowl stainless steel sink and drainer unit, four-ring gas hob with cooker hood over and electric oven below. There is an integrated fridge/freezer together with under-counter space and plumbing for a washing machine and dishwasher.

Living/Dining Area

A spacious and light-filled reception area with ample room for both comfortable seating and a dining table. Windows to the front aspect, including an attractive bay window, provide plenty of natural light.

Bedroom One

A spacious double bedroom enjoying plenty of natural light through dual-aspect windows. With fitted carpet, ceiling coving, ceiling light point, radiator and fitted wardrobes providing useful storage.

Bedroom Two

With fitted carpet, feature sash window, ceiling light point and radiator. An ideal second bedroom, guest room or home office.

Bathroom

A modern three-piece suite comprising a panelled bath with mains-fed rainfall shower over, low-flush WC and pedestal wash hand basin. There is a feature sash window with secondary glazing, heated towel rail and ceiling light point.

Outside

Communal Gardens

The property benefits from the use of communal gardens, providing an attractive outdoor space for residents to enjoy.

Parking & Garage

A particular advantage of the property is the allocated off-road parking together with a single garage, providing valuable parking and additional storage facilities.

Directions

Proceed east out of Hereford city along St Owen Street continuing into Ledbury Road. At the mini roundabout turn left onto Bodenham Road and no.64 is immediately on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Council tax band 'B'
Water and drainage rates are payable.
Service charge - £75 per month (to cover buildings insurance).

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.
Lease 999 years commenced 2008.
Each apartment has the equal share of the Freehold.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

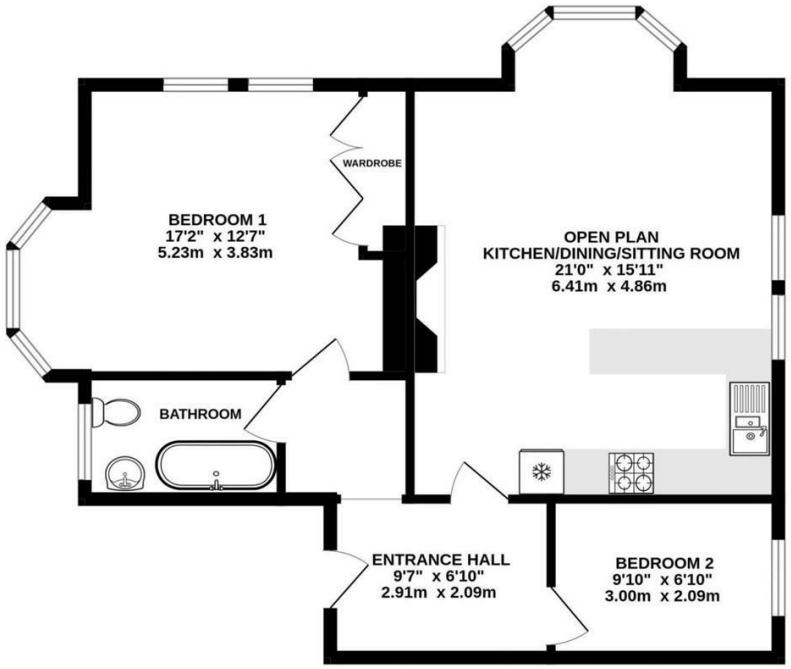
64 BODENHAM ROAD







FIRST FLOOR

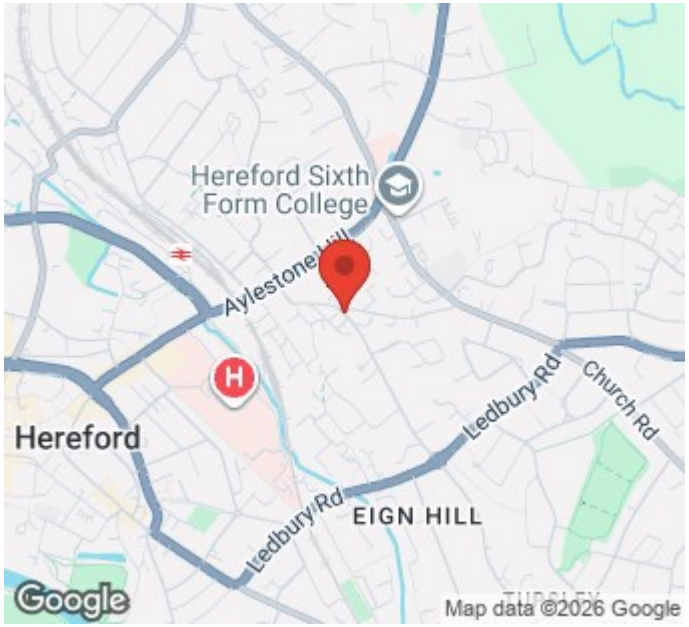


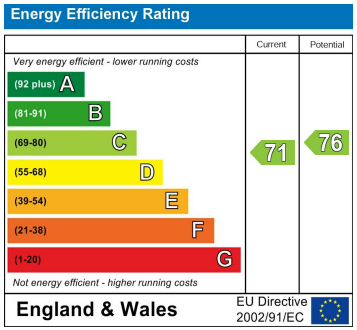
TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE







EPC Rating: C Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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