

FOR
SALE



6 Englands Field, Bodenham, Hereford HR1 3JL

£299,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location, a modern 3 bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of driveway parking, 3 bedrooms (1 en-suite), modern kitchen with integrated appliances, driveway parking, gas central heating and double glazing. Village amenities include church, primary school and shop and further amenities are available in Hereford, Ledbury and Leominster. We highly recommend a viewing of this property which is offered For Sale with no onward chain.

POINTS OF INTEREST

- *Popular village location*
- *Semi-detached house*
- *3 Bedrooms*
- *En-suite shower room*
- *Modern kitchen with integrated appliances*
- *Well presented throughout*
- *Ideal first time buyer/family accommodation*
- *Driveway parking & enclosed garden*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into the

Entrance Hallway

With mat-well, wooden flooring and carpeted stairs leading to the first floor and useful understairs storage cupboard, radiator, fuseboard, smoke alarm, central heating thermostat.

Kitchen/Dining Room

Matching wall and base units with ample worksurfaces, 1½ bowl stainless steel sink and drainer, tiled splashbacks, integrated appliances to include washing machine, dishwasher, fridge/freezer, electric oven, gas hob with extractor hood over, window to the front aspect, recessed spotlights, radiator, tiled floor.

Downstairs Cloakroom

Comprising low flush WC, pedestal wash hand-basin, opaque window, radiator, extractor and tiled floor.

Living Room

Fitted carpet, 2 radiators, window and French doors into the rear garden.

First floor landing

Fitted carpet, airing cupboard housing the gas central heating boiler, loft hatch and doors to

Master Bedroom

Fitted carpet, radiator, window to the front aspect and door into the EN-SUITE SHOWER ROOM with shower cubicle, glass screen and mains fitment shower, low flush WC, pedestal wash hand-basin, opaque window, tiled floor, recessed spotlights, extractor.

Bedroom 2

Fitted carpet, radiator and window to the rear aspect.

Bedroom 3

Fitted carpet, radiator and window to the rear aspect.

Bathroom

White suite comprising panelled bath with mains fitment shower over, low flush WC, pedestal wash hand-basin, heated towel rail, opaque window, recessed spotlights, tiled floor, part tiled surround and extractor.

Outside

To the side of the property there is a brick paved driveway with parking for 2 vehicles with access gate into the rear garden. To the front there is a low maintenance gravelled area with outside tap and steps leading to the front door. To the rear, French doors open out onto the patio area - perfect for entertaining and south-facing and the remainder of the garden is laid to lawn with a gravelled border enclosed by fencing. Wooden storage shed.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1937.97

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

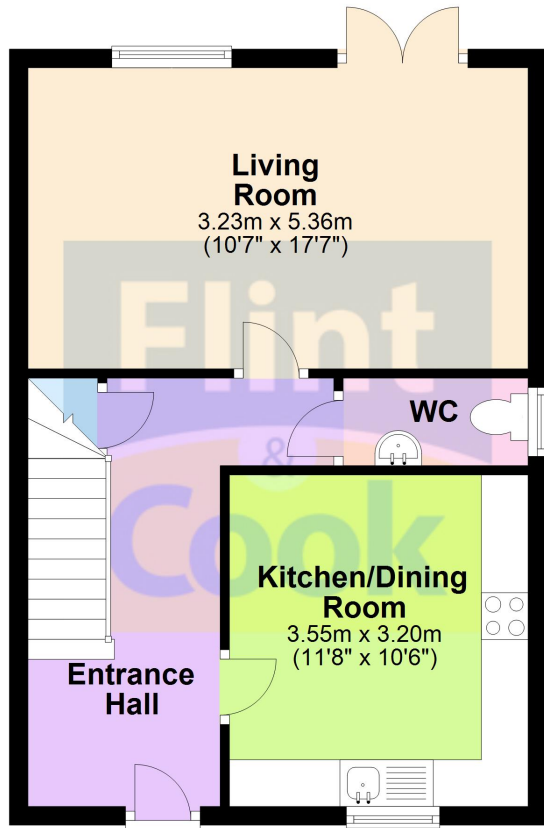
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - claim.relief.rivers

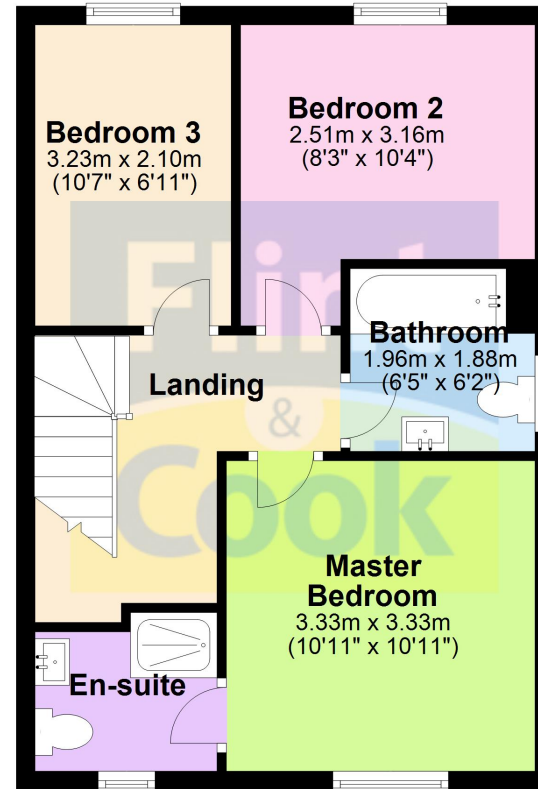
Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(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			