

FOR
SALE



Flint
&
Cook

Montana Bodenham, Hereford HR1 3HT

£340,000 - Freehold

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PROPERTY SUMMARY

Peacefully situated in this popular village location, a well maintained 3 bedroom detached bungalow offering ideal retirement accommodation. The property, which is in good decorative order, has the added benefit of gas central heating, double glazing, private rear garden, double length tandem garage/workshop and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Well maintained 3 bedroom detached bungalow*
- *Lounge & kitchen/diner*
- *Double length tandem garage/workshop*
- *Ideal for retirement*
- *Must be viewed!*



ROOM DESCRIPTIONS

Double glazed side entrance door through to Entrance Porch

With mat-well, wood strip flooring, recessed spotlighting, storage space and double glazed door through to the

Spacious Reception Hall

Wood strip flooring, radiator, central heating thermostat, double glazed door to the side and door to the

Lounge

Fitted carpet, radiator, dado rail, double glazed window to the side, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire and double glazed sliding patio door to the front with vertical blinds enjoying a pleasant outlook across the front garden and countryside in the distance.

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, double glazed windows to the front and side aspects, wall mounted gas central heating boiler, tiled floor, built-in oven and hob with cooker hood over, space for dishwasher, space and plumbing for washing machine, fridge and freezer, radiator, airing cupboard, recessed spotlighting, space for dining table, display shelving.

Inner Hallway

Wood strip flooring and door to

Bedroom 1

Fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear and range of built-in wardrobes with cupboards above.

Bedroom 3

Fitted carpet, radiator, double glazed window to the side.

Bathroom

Suite comprising bath with shower unit over and glazed screen, pedestal wash hand-basin with mirror fronted medicine cabinet above, tiled floor and wall surround for easy maintenance, double glazed window, ladder style towel rail/radiator.

Separate WC

Low flush cistern, tiled floor, radiator, double glazed window.

Outside

To the front of the property there is a raised lawned garden bordered by flowers and shrubs and well enclosed to maintain privacy. A driveway providing off-road parking for several vehicles leads up the side of the property to the CARPORT and TANDEM LENGTH DOUBLE GARAGE/WORKSHOP with up-and-over door, power and light points, ample storage space, wash hand-basin, double glazed window to the side and door to the rear garden. To the immediate rear of the property, there is a paved patio leading onto the remainder of the rear garden which is laid to lawn and enclosed by hedging and fencing for privacy. To the side of the property, there is a large paved patio area with covered space - ideal for drying clothes etc., and then double gates providing access onto the front garden. To the immediate rear, there is a paved area leading onto the remainder of the garden which is laid to lawn and all well enclosed to maintain privacy.

Services

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

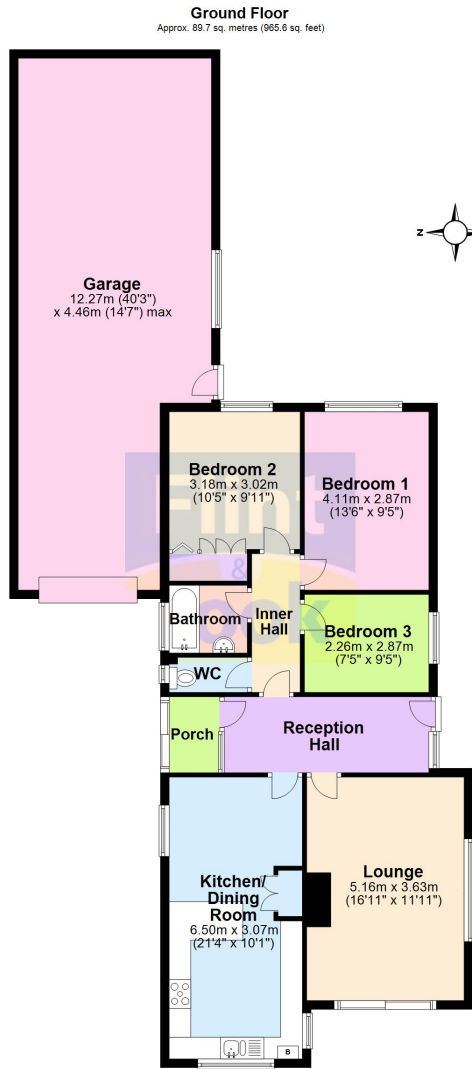
Outgoings

Council tax band TBC - payable 2024/25 £TBC.

Water and drainage - rates are payable.

Directions

Proceed north out of Hereford City along Commercial Road, crossing over the railway bridge onto Aylestone Hill. At the bottom of the hill, take the 2nd exit left signposted to Sutton St Nicholas and Bodenham. On entering the village of Bodenham, Montana is on the right-hand side as indicated by the Agent's FOR SALE board. What3words - befitting.ambition.speakers



Total area: approx. 89.7 sq. metres (965.6 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	85
(81-91)	B	
(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