



BODENHAM ROAD

Hereford HR1 2TS





**Flat 1 64**  
Bodenham Road  
Hereford  
HR1 2TS

In a highly desirable location and ideal for investment, or as a first home, a spacious second floor apartment, with far reaching views over the city towards the Black Mountains in the distance.

**Guide Price £139,500**



Spacious period  
apartment with no  
onward chain

#### **Situation and Description**

Bodenham Road is a sought after and well established residential area close to a range of services that are within easy walking distance, including shops, schools, colleges, and a mainline train station. More extensive facilities are available in the city centre which lies within 0.75 of a mile.

The property itself is a spacious second floor flat with a good sized living room which enjoys far reaching views to the Black Mountains. There are two double bedrooms as well as gas fired central heating and double glazing making the flat ideal as a first home, or as an investment, particularly as there is some scope for redecoration and improvement. Outside there are communal gardens and the added advantage of a very useful garage.

On arrival, a communal entrance hall with an attractive tiled floor, provides access to the main staircase which leads up to Flat 1, with time delay lighting and roof light.

A front door then leads into a large entrance hall with a door leading into the living room which has a large double glazed dormer window enjoying fine views across the city towards the cathedral and the Black Mountains in the distance.

The kitchen is very functional and includes matching floor and wall cupboards and space for the usual appliances.

There are two good sized double bedrooms each with their own character including a Victorian fireplace, a double wardrobe and again some excellent views. The bathroom includes a bath with mixer tap and shower attachment, wash handbasin, WC and a fully tiled shower cubicle. An airing cupboard houses a gas fired combination boiler and a separate door provides access to a fire escape.

We understand from the owner that the roof was replaced in 2009 and additional insulation was included. We would however ask prospective buyers to clarify this point with their own surveyor.

#### **Outside**

The property benefits from a garage to the rear and an additional parking space.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

**Services and Considerations** All mains services. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band A = £1,458.24 pa. EPC: D 65/65. Broadband = Mbps tbc. Tenure Leasehold. Management fee £240 per quarter / Service charge £50 per month

**Agent Note:** It should be noted that the vendors are related to an employee of Brookes Bliss.

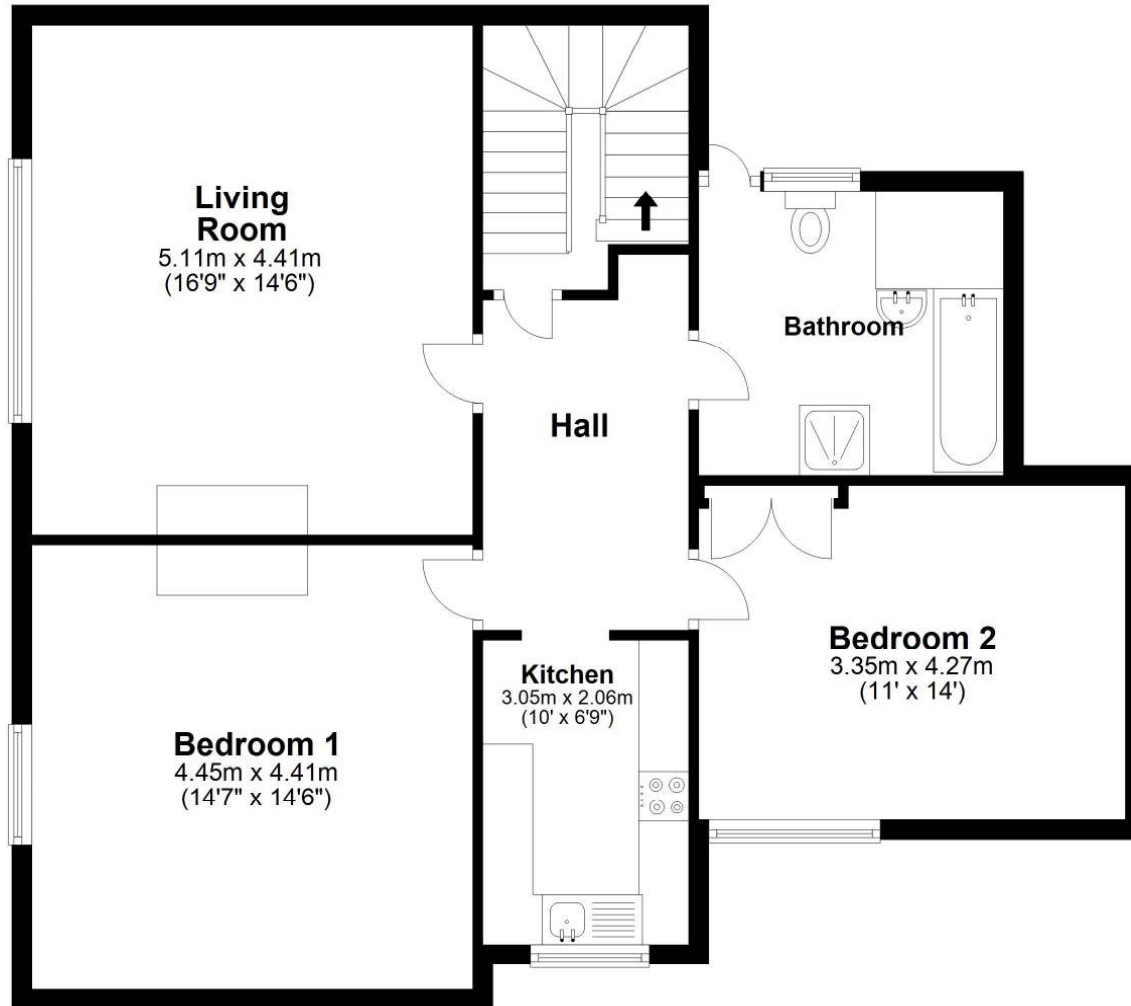
#### **Directions W3W: ///first.noisy.broom**

From Hereford City follow the A438 along St Owen Street and into Ledbury Road. On reaching the roundabout turn left and the property can be found immediately on your left.



## Top Floor

Approx. 85.9 sq. metres (924.3 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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The property is currently tenanted

