



8 ENGLANDS FIELD BODENHAM

HEREFORD, HR1 3JL

£305,000
FREEHOLD

Situated in this popular village location, a 3 bedroom, semi detached house, offering ideal first time buyer/family accommodation. The property has the added benefit of 3 bedrooms, 2 bathrooms, well presented accommodation, solar panels, oak doors throughout, driveway parking, and we highly recommend and internal inspection.



8 ENGLANDS FIELD BODENHAM

- Semi detached house
- 3 bedrooms
- Oak doors throughout
- Ideal first buyer/family accommodation
- 2 bathrooms
- Immaculately presented throughout
- Popular village location
- Solar panels
- Driveway parking



Canopy porch

with entrance door leading into

Entrance hall

Oak flooring, matwell, fuse board, radiator, carpeted stairs leading up, with useful understairs storage cupboard, smoke alarm, gas central heating thermostat and doors to

Kitchen

Fitted with high gloss matching wall and base units, granite worktops providing ample work surface space, 1 1/2 bowl sink and drainer unit, 4 ring gas hob, electric oven and extractor over, with tiled splash back, double glazed window to the front aspect, recessed spotlights, radiator, under counter space for washing machine and space for a free standing fridge freezer, porcelain tiled floor, and smoke alarm.

Downstairs WC

With low flush WC, pedestal wash hand basin, with tiled splash back, opaque double glazed window to the side aspect, radiator, extractor, porcelain tiled floor.

Living room

Oak flooring, 2 radiators, 2 ceiling light points, double glazed window to the rear aspect and double glazed French doors leading out to the rear garden.

First floor landing

Fitted carpet, loft hatch, airing cupboard housing the

Worcester Bosch gas central heating boiler with fitted wooden shelving and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect and door leading to the en suite shower room.

En suite shower room

Fitted shower cubicle with glass opening door, mains fitment shower head over, tiled surround, pedestal wash hand basin, low flush WC, opaque double glazed window, recessed spotlights, extractor, tiled floor.

Bedroom 2

Fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 3

Fitted carpet, radiator and double glazed window to the rear aspect.

Bathroom

3 piece suite comprising panel bath, with mains fitment shower head over and tiled surround, pedestal wash hand basin, with tiled splash back, low flush WC, heated towel rail, double glazed window, recessed spotlights, extractor, porcelain tiled floor.

Outside

To the front of the property A paved path provides access to the front door, with a small area of ornamental

shrubs. To the side, a tarmac driveway providing off road parking for 2 vehicles with side access gate leading to the rear garden. To the rear a paved patio area, perfect for entertaining and south east facing, making it a sun trap. The remainder of the garden has an array of ornamental shrubs, plants and trees and is very well established. There is an outside wooden storage shed and the rear garden is enclosed by brick walling and fencing.

Directions

Proceed north out of Hereford towards the Starting gate roundabout, taking the second exit onto the A49, continue along the A49, over Dinmore Hill, then taking the right hand turning, signposted for Gloucester, continue along this road, upon entering the village of Bodenham, take the right hand turning heading towards the village, take the first left hand turning into Englands Field and the property is situated a short distance down, on the right hand sign as indicated by the Agents for sale board.

Services

All services are mains with gas fired central heating.

Outgoings

Council tax band C, payable 2024/25 £2030.90.

Water and drainage rates are payable.

Viewings

Strictly by appointment through the Agent, Flint and Cook, 01432 355455.

Money laundering regulations

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

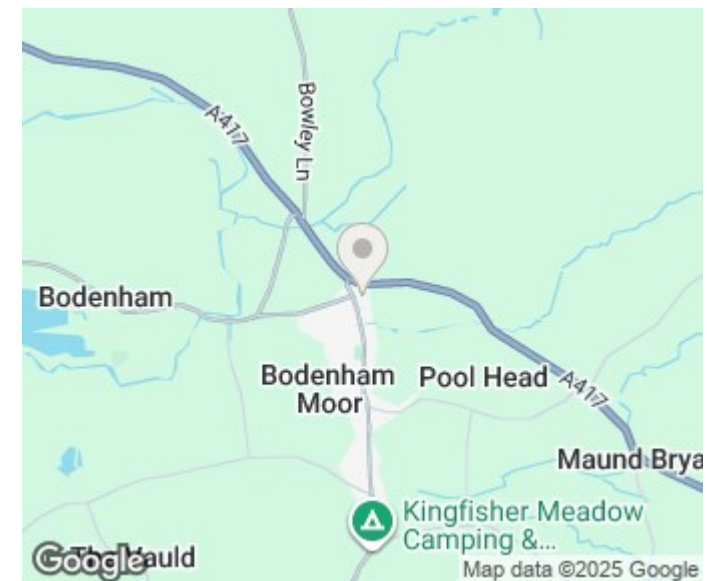
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Total area: approx. 85.5 sq. metres (920.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

