

for sale

£175,000



Bodenham Road Hereford HR1 2TS

This Ground floor apartment is situated on the ever popular Bodenham Road. The home offers great size rooms throughout and is just a short walk from the hospital, train station and city centre. This is a great investment property and an ideal first time purchase given its location and size.

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Entrance Porch

Open porch with window.

Kitchen

9' 5" x 9' 5" (2.87m x 2.87m)

Range of wall and base units, worktops, integrated oven with electric hob, sink, window to front aspect, exposed timbers and home to the central heating boiler.

Hallway

Central Heating Radiator.

Garden Room

7' 5" x 14' 3" (2.26m x 4.34m)

Access from the lounge/diner offering surround windows to all aspects and a door leading to the courtyard area to side of flat.

Lounge/Diner

15' 10" x 17' 9" (4.83m x 5.41m)

With a Large Bay Window with side aspect onto the communal gardens, central heating radiator and feature fireplace.

Bedroom

11' 1" x 13' 9" (3.38m x 4.19m)

With Window to side front aspect, central heating radiator and feature fireplace.

Bathroom

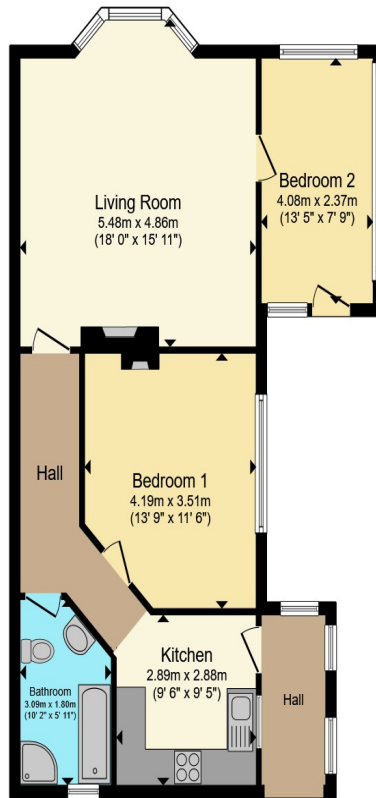
With double-glazed window to side aspect, WC, Wash Hand Basin, Shower Cubicle and central heating radiator.

Garage

Up & Over door with tarmac parking space in front.







Total floor area 73.8 m² (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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23 King Street
 HEREFORD HR4 9BX

Property Ref: HER316185 - 0016

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 900.00

view this property online connells.co.uk/Property/HER316185

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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