



28 ORCHARD CLOSE

BODENHAM, HEREFORD HR1 3JJ

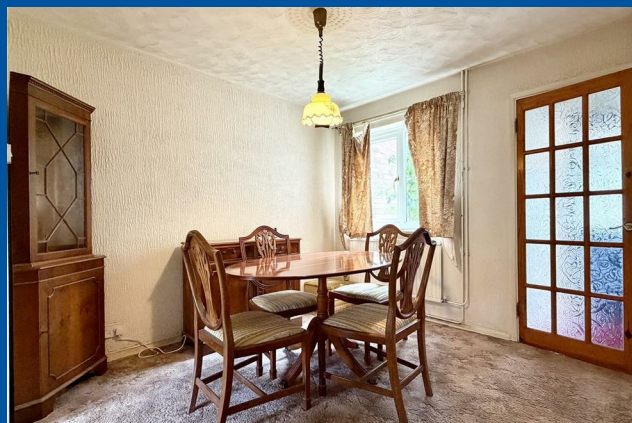
£225,000
FREEHOLD

Situated in the popular village of Bodenham, a three bedroom terraced home in need of modernisation throughout and being sold with the benefit of no onward chain. The property benefits from gas central heating, driveway and integral garage. A viewing is highly recommended.



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- Requires modernisation
- Popular village location
- Three bedroom terraced house
- Sold with no onward chain
- Garage, driveway & garden
- Ideal for a first time buyer



Ground Floor

With entrance door leading into the

Entrance Porch

With concrete floor, double glazed window to the front and side, wall light, meter box and door into the

Entrance Hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up, door leading to the integral garage and door into the

Dining Room

Comprising fitted carpet, ceiling light point, radiator, double glazed window to the front, useful under stair storage cupboard, feature stone archway leading into the living room and door into the

Kitchen

Comprising a range of fitted wall and base units, ample work surface space over with tiled splash backs, inset sink unit with additional drainer, electric hob and oven, space and plumbing for a washing machine with additional space for an under counter fridge/freezer, double glazed door leading to the rear garden.

Living Room

A spacious lounge comprising fitted carpet, central ceiling light, radiator, feature stone fireplace and door and window out to the

Conservatory

With fitted carpet, double glazed windows and door leading to the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, radiator, loft hatch and doors to

Bedroom One

Situated to the rear of the property, a good sized double with a large fitted wardrobe with mirrored sliding doors, additional fitted chests of drawers, radiator, central ceiling light and double glazed window overlooking the rear garden.

Bedroom Two

A second good sized double with a double glazed window to the front aspect, fitted carpet, ceiling light point, radiator and airing cupboard housing the gas central heating boiler with additional hanging rail and wooden shelf.

Bedroom Three

A third double with fitted carpet, central ceiling light, radiator, double glazed window to the front and airing cupboard housing the hot water cylinder.

Bathroom

A full suite comprising panelled bath with tiled surround, walk in shower with glass door and tiled surround, wash hand basin with storage below, low flush w/c, window and radiator.

Outside

To the front there is a tandem length concrete driveway with a good sized area of lawn. To the rear a low maintenance garden laid to patio.

Garage

Split into two spaces with light and power, wall mounted fuse box, up and over door to front. A door then leads into a small store to the rear with light and power.

Directions

From Hereford City, take the A465 towards Worcester. At the roundabout on the far side of Aylestone Hill, take the 2nd exit signposted Sutton St. Nicholas and Bodenham. Proceed straight for 6 miles to Bodenham, turning left into Orchard Close.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

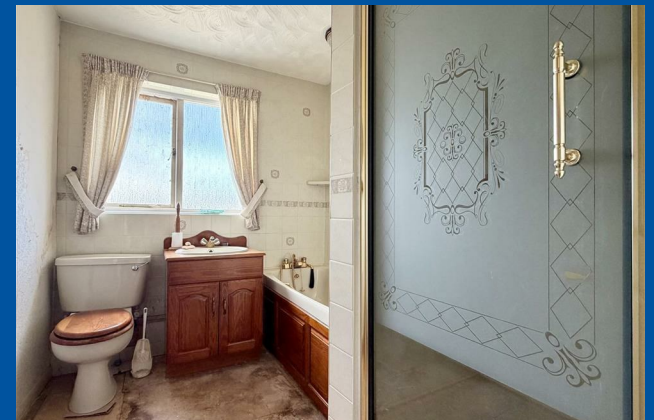
Tenure & Possession

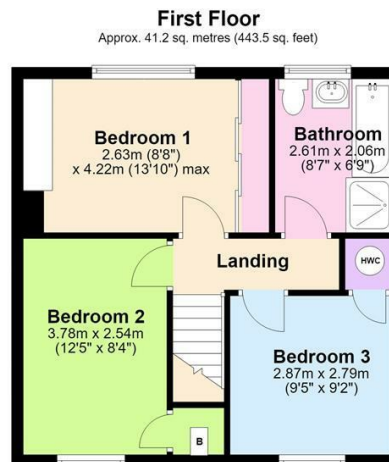
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 101.8 sq. metres (1095.6 sq. feet)
28 Orchard Close, Bodenham, Hereford

EPC Rating: D Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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