



## 64 BODENHAM ROAD HEREFORD HR1 2TS

£149,950  
LEASEHOLD - SHARE OF FREEHOLD

Pleasantly situated in this popular residential location, a deceptively spacious one bedroom ground floor flat, offering ideal first time buyer or retirement accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, a single garage and we recommend an internal inspection.



# 64 BODENHAM ROAD

- Popular residential location
- Spacious 1 bedroom ground floor flat
- Large living room
- Gas central heating
- Single garage
- Ideal for first buyers or retirement



## Communal Entrance Hall

providing access into the

## Reception Hall

With vinyl flooring, radiator, picture rail, coved ceiling, central heating thermostat and door to the

## Large Living Room

An impressive room with two double radiators, a range of sash windows providing plenty of natural light, central ceiling rose, picture rail, coved ceiling and feature fireplace.

## Kitchen

Fitted with a range of wall and base cupboards, work surfaces, 1 ½ bowl sink with mixer tap, vinyl flooring, space and plumbing for washing machine, space for cooker, double glazed window, pantry style cupboard with shelving and space for fridge freezer, boiler cupboard housing the updated Worcester gas central heating boiler.

## Rear Lobby

With vinyl flooring, radiator, door to the outside and door to the

## Shower Room

With a large shower cubicle, vanity wash hand basin with storage below, low flush WC, double glazed window, vinyl flooring and radiator.

## Bedroom

With fitted carpet, double radiator, picture rail, ample space for wardrobes and two sash windows.

## Outside

The property stands in well maintained communal gardens and grounds and also benefits from a single garage.

## Directions

Proceed east out of Hereford along Blueschool Street, into Bath Street continuing into St Owen Street and then Ledbury Road. At the roundabout, turn left onto Bodenham Road and number 64 is the first property on the left hand side.

## Property Services

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

## Tenure & Possession

Leasehold - Share of Freehold - vacant possession on completion.  
999 years commencing 2008 with 981 years remaining.

## Outgoings

Water and drainage rates are payable.  
Service charge £75 pcm.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Agent's Note

In accordance with the 1979 Estate Agents Act, we are obliged to inform any potential purchaser that the owner of this property is related to an employee of Flint and Cook.

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

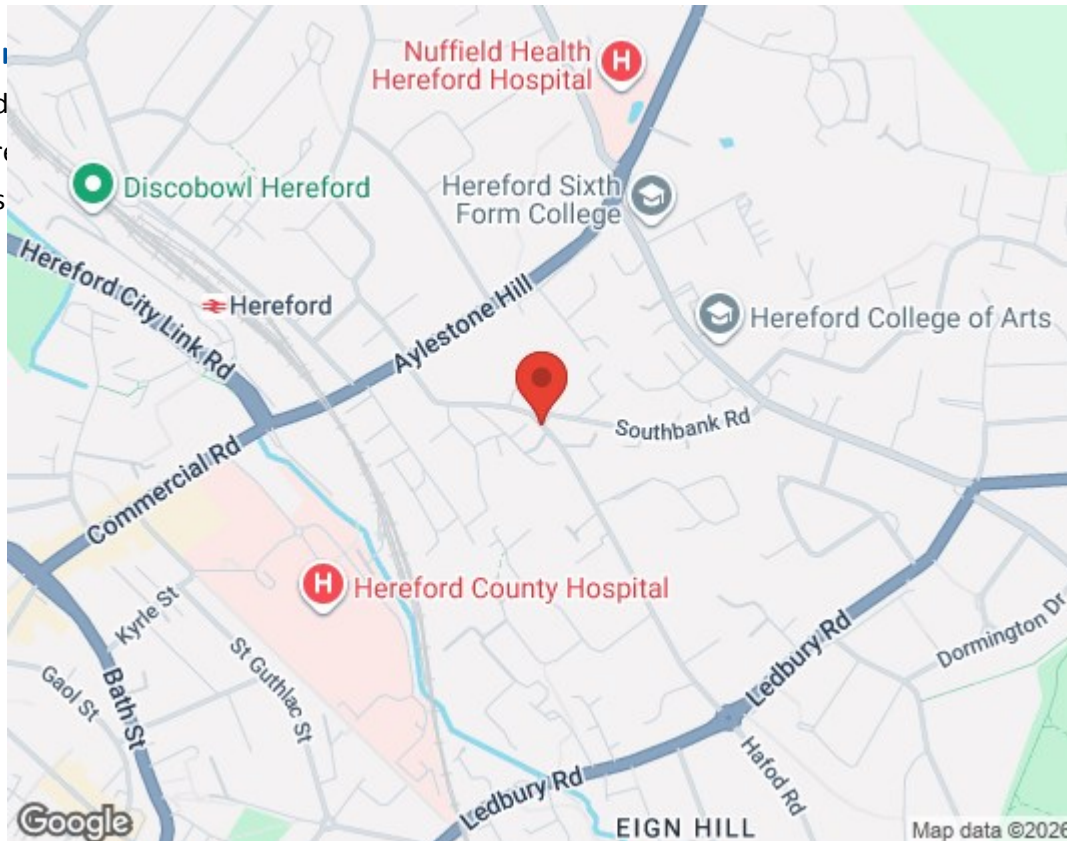
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

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

## Residential lettings & p


We operate a first class residential management service, and are landlords. For further details Garibbo (01432) 355455.



## 64 BODENHAM ROAD



**EPC Rating: Hereford Council Tax Band: A**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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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