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### **Flat 3, 18 Bodenham Road, Hereford, HR1 2TS**

*A well-presented and spacious two-bedroom ground-floor flat situated to the north of Hereford city centre, enjoying attractive views across the city. The property benefits from gas central heating and is ideally located within walking distance of Hereford Hospital, the transport hub and railway station, with convenient access to NMITE University campus and the local technology college.*

**£150,000 (Leasehold)**

# Flat 3, 18 Bodenham Road, Hereford, HR1 2TS

## LOCATION

The property is located to the north of Hereford City on Bodenham Road, just off Aylestone Hill. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a well presented, two bedroom ground floor flat with allocated parking, gas central heating and single glazing. The property is available with vacant possession or on an investment basis. The accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and bathroom. In more detail:

### ON THE GROUND FLOOR:

#### Communal Entrance Door

Gives access to two flats with panelled entrance door leading to the SELF CONTAINED ACCOMMODATION OF FLAT 3:

#### Entrance Hall

With panelled radiator, smoke alarm, cupboard housing the gas central heating boiler, thermostat for the central heating, picture rail and door to the sitting room.

#### Sitting Room

4.09m (13'5) (maximum) x 3.58m (11'9)

With two rear aspect sash windows, panelled radiator, gas fire with decorative surround, picture rail and panelled radiator.

#### Kitchen

3.07m (10'1) x 2.57m (8'5)

With side aspect sash window, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under, integrated electric oven and gas hob, space for fridge freezer, panelled radiator and service hatch to the sitting room.

#### Bedroom 1

4.04m (13'3) x 3.18m (10'5) (maximum into the bay)

With front aspect sash bay window and panelled radiator.

#### Bedroom 2

2.95m (9'8) x 2.79m (9'2)

With side aspect sash window, panelled radiator and picture rail.

#### Bathroom

2.08m (6'10) x 1.8m (5'11)

With suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, extractor fan, partially tiled wall surround and vinyl flooring.

### OUTSIDE:

To the front of the property is an allocated parking space

### COUNCIL TAX BAND B

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### TENURE

The property is held on a 999 year lease which commenced on the 29th September 2011.

### GROUND RENT & SERVICE CHARGE

To be confirmed

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

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### DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill turning right into Southbank Road which leads into Bodenham Road where the property will be located on the right hand side as indicated by the agent's for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford ((01432) 272280 [📞](tel:01432272280)). For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

1st July 2026  
ID43089

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Flat 3, 18 Bodenham Road, Hereford, HR1 2TS

### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

