



FLAT 1 36 BODENHAM ROAD HEREFORD HR1 2TS

Asking Price £159,950
LEASEHOLD - SHARE OF FREEHOLD

A spacious and charming one-bedroom ground floor flat, pleasantly situated in a sought-after residential location and offering an ideal opportunity for first-time buyers. The property boasts a generous double bedroom with an attractive feature bay window, together with an impressive sitting/dining room featuring a further bay window and character fireplace. Further benefits include a modern shower room, allocated off-road parking and a long lease. A viewing is highly recommended.



FLAT 1 36 BODENHAM ROAD

- Well presented ground floor flat
- Large bedroom and modern shower room
- Allocated parking
- Sought after location
- Ideal for a first time buyer/ investor
- Must be viewed!



Ground Floor

With steps and main entrance door leading into the

Communal Entrance Hall

With feature tiled floor, light point and entrance door leading into Flat 1.

Flat 1 Entrance Hall

With feature tiled floor, radiator, ceiling light point, coving, fitted carpet, central heating thermostat, useful under stair storage cupboard housing the plumbing and space for a washing machine with additional shelving and storage space. Doors lead from the entrance hallway into the

Lounge/Dining Room

A spacious and characterful lounge/dining room with a hanging central ceiling light, bay window to the rear aspect, feature fireplace, fitted carpet and radiator.

Kitchen

Fitted with a range of wall and base units with ample work surface space over and tiled splash backs. There is a stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with newly installed electric oven below and extractor hood over, under space for a fridge and freezer, cupboard housing the gas central heating boiler, single glazed sash window and vinyl flooring.

Bedroom

A spacious bedroom with fitted carpet, radiator, central ceiling light, bay window to front aspect and fitted wardrobe space with further space for storage.

Shower Room

A beautifully presented modern fitted shower room comprising a large walk in shower with mains fitment rainfall shower over and panelled surround, a low level w/c, pedestal wash hand basin with tiled splash back and mirrored storage cabinet over, radiator and extractor.

Outside

The property benefits from one allocated parking space.

Directions

Proceed east out of Hereford past Hereford Fire station on Ledbury Road, proceed past the petrol stations to the roundabout and take the first exit left onto Bodenham Road, proceed past the turning for Chartwell Road and the property is situated on the left hand side as indicated by the agents for sale board.

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

Leasehold - vacant possession on completion.

Lease - 999 years from 1985 with 958 years remaining

Service charge & ground rent - £75pcm

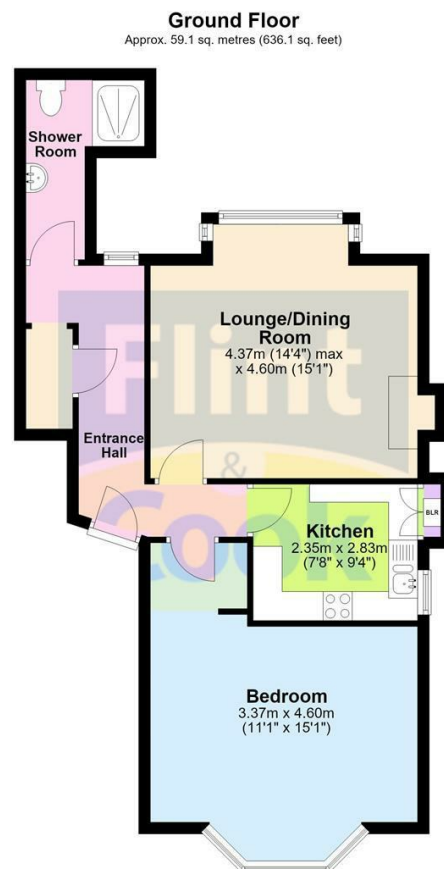
Flat one owns one share of the freehold.

Viewing Arrangements

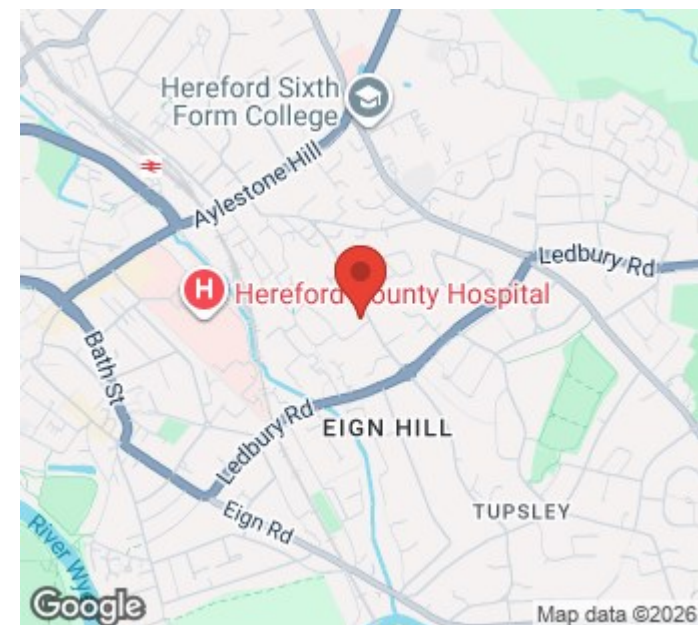
Strictly by appointment through the Agent (01432) 355455.

FLAT 1 36 BODENHAM ROAD





Total area: approx. 59.1 sq. metres (636.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Hereford Council Tax Band: A

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

