



## 13 ORCHARD CLOSE

BODENHAM, HEREFORD HR1 3JJ

£289,950  
FREEHOLD

Situated in the sought after village of Bodenham, a fantastic four bedroom semi detached home offering ideal first time buyer/ family accommodation and being sold with the benefit of no onward chain. The property benefits from driveway parking, a single garage, a good sized rear garden and fantastic countryside views. A viewing is highly recommended.



# 13 ORCHARD CLOSE

- Popular village location
- Four bedroom semi detached house
- Driveway, garage & good sized rear garden
- Fantastic countryside views
- Sold with no onward chain
- Ideal first time buyer/ family home



## Ground Floor

With canopy entrance porch and entrance door leading into the

## Entrance Hall

With tiled floor, ceiling light point, smoke alarm, radiator, double glazed window, stairs leading up and oak doors leading into the

## Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, tiled floor, ceiling light point and double glazed window.

## Living Room

A spacious light and airy lounge with a large double glazed window to the front aspect, two radiators, central ceiling light, wood effect flooring, useful under stair storage cupboard and feature wood burning stove with tiled hearth and oak mantle over.

## Kitchen/Dining Room

A modern fitted kitchen comprising matching wall and base units with solid wood work surfaces over, tiled splash backs, Belfast sink, four ring gas hob with electric oven below and cooker hood over, under counter space for a washing machine, integrated slimline dishwasher, fitted peninsula with additional storage and breakfast bar, wall mounted gas central heating boiler and fuse box, double glazed window with views across the garden and countryside beyond, great space for a dining table, two radiators, recess spotlights and double doors into the

## Conservatory

With tiled floor, double glazed windows, french doors and single door out to the rear garden.

## First Floor Landing

With fitted carpet, three useful storage cupboards with fitted shelving and hanging rails, ceiling light point, loft hatch and doors to

## Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

## Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect with views towards the countryside.

## Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect with views towards the countryside.

## Bedroom Four

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

## Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, ladder style towel radiator, double glazed window, recess spotlights and vinyl flooring.

### Outside

To the front of the property there is a large concrete driveway providing off road parking for several vehicles with an area of lawn. There is a side access gate to the rear and access to the garage with up and over door to front, light & power.

To the rear there is a good sized low maintenance garden south west facing making it a sun trap, there is a good sized area of lawn and a paved patio area perfect for entertaining. The garden enjoys far reaching views across the neighbouring countryside and is enclosed by fencing. There is a useful wooden storage shed and outside tap.

### 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.

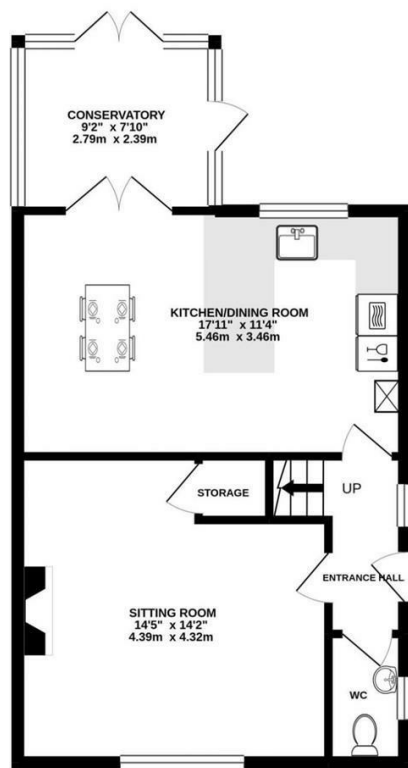
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

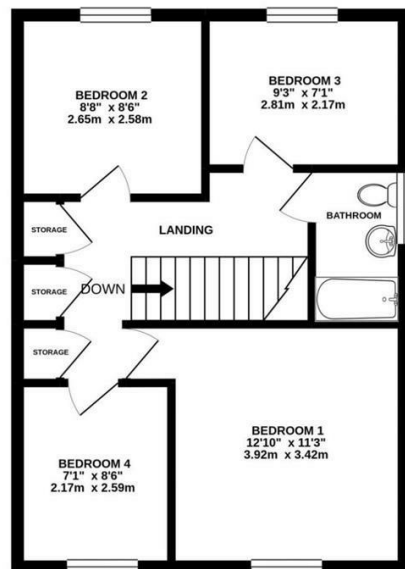
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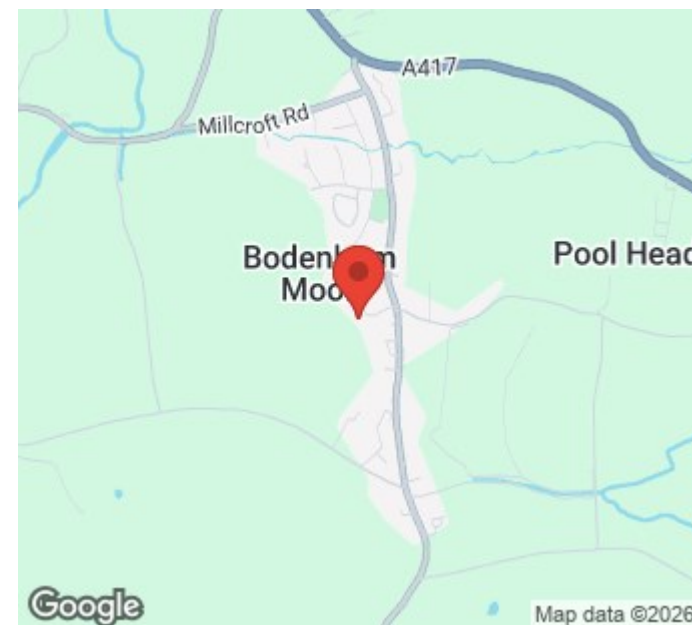
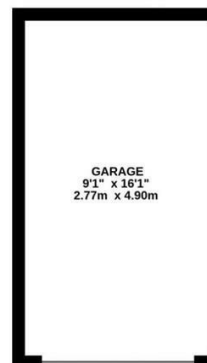
GROUND FLOOR



1ST FLOOR



OUTSIDE



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: Herefordshire Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<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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