



DIRECTIONS

Proceed out of Hereford in a Northeasterly direction on A465 (Aylestone Hill). At the roundabout at the bottom of the hill take the second exit (A417). Proceed to the centre of the village of Bodenham and turn left into Ash Grove Road and straight on into Ash Grove View. The property will indicated by the Agent's For Sale board. For those that use what3words: ///deeds.courage.courier.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and gas.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		80
	66	
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

1 Ash Grove View

Bodenham Hereford HR1 3LU

£415,000



- Sought After Village Location • Outstanding views across open countryside • Three bedrooms • Good range of local amenities • Garage • No onward chain

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

A beautifully maintained detached three-bedroom bungalow comprises of: gas central heating, double glazing, entrance hall, kitchen/breakfast room, open plan lounge/dining room, utility, a bathroom, three bedrooms, a shower room, ample parking, a single garage, and outstanding views from the garden. Set in the sought after village of Bodenham, a three bedroom detached bungalow set on a delightful plot enjoying outstanding views across open countryside. The property benefits from central heating and double glazing, enjoys accommodation including an open plan Lounge/Dining Room, Kitchen/Breakfast Room and three Bedrooms. Bodenham enjoys a range of amenities to include doctor's surgery, post office, general stores/warehouse, public house/restaurant and a rural bus service to and from the City of Hereford if required.

INSIDE THE PROPERTY

ENTRANCE

We enter through a double glazed door to the front elevation, through to the entrance hall.

ENTRANCE HALL

The entrance hall comprises of: a ceiling light point; a central heating radiator; tiled flooring, and power points. Then immediately to the left is a W/C.

Past that, there is an internal glazed door which leads to the kitchen/breakfast room. Further on, there are two steps up into an inner hallway.

W/C

This W/C comprises of: tiled flooring, continued from the entrance hall; a low level W/C; a central heating radiator; a wash hand basin with mixer tap over, as well as vanity space underneath; splash tiling behind the wash hand basin; a double glazed window with obscure glass, to the front elevation, and a ceiling light point.

KITCHEN/BREAKFAST ROOM

3.3m x 4m (10' 10" x 13' 1")

The kitchen/breakfast room comprises of: a double glazed window to the rear elevation that welcomes beautiful countryside views; tiled flooring; spotlights above; a central heating radiator; splash tiling over the roll top work surfaces; fitted wall and base units; a stainless steel sink (1 bowl) and drainer with mixer tap over; plumbing space for a dishwasher; space for a gas over; space for a fridge-freezer; multiple power points above the work surfaces along the splash tiling, and space for a breakfast table/dining space.

Through a doorway off of the kitchen, is a utility area.

UTILITY ROOM

2.4m x 3.65m (7' 10" x 12' 0")

The utility room comprise of: tiled flooring; a ceiling light point; a storage cupboard with a further ceiling light point, concrete flooring, and a door; a stainless steel sink (1 bowl) and drainer with a hot and cold tap over; plumbing space for a washing machine with roll top work surface over; storage base units; a double glazed window to the side elevation; a double glazed door to the rear elevation; an additional storage cupboard with work surfaces, and a central heating boiler/airing cupboard - the central heating boiler is a Worcester Combi boiler.

INNER HALLWAY

The large inner hallway, that leads to the other rooms of the property, comprises of: two ceiling light points; a central heating radiator; carpet flooring, and a loft hatch leading to the loft.

There is a doorway off of the inner hallway that leads to the open plan lounge/dining area.

LOUNGE/DINING ROOM

7.7m x 5.25m (25' 3" x 17' 3") - Total

4m x 3.3m (13' 1" x 10' 10") - Dining Area

4.25m x 5.25m (13' 11" x 17' 3") - Lounge

The open plan lounge/dining area comprises of: a double glazed window to the rear elevation with outstanding views to the rear of the property; carpet flooring; a central heating radiator, and a ceiling light point. There is then two steps down from the dining area into the lounge, and this comprises of: continued carpet flooring; a double glazed window to the side elevation to the side elevation; a central heating radiator; a ceiling light point; a gas, coal-effect fire, within a fireplace, and double glazed sliding doors to the rear elevation - these doors give access to the the paved seating/patio entertaining area.

BEDROOM ONE

4.25m x 3.9m (13' 11" x 12' 10")

Bedroom one comprises of: built-in wardrobes; carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, and power points.

BEDROOM TWO

3.25m x 3.9m (10' 8" x 12' 10")

Bedroom two comprises of: a double glazed window to the side elevation; a central heating radiator; a ceiling light point; carpet flooring, and built-in wardrobes.

BEDROOM THREE

3.1m x 3.1m (10' 2" x 10' 2")

Bedroom three comprises of: built-in wardrobes; carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the side elevation, and power points.

BATHROOM

The bathroom comprises of: tiled flooring; part-tiled walls; a small corner bath with mixer tap over; a large shower cubicle with a glass screen, and mains shower unit over; a wall light with a shaver point; a wash hand basin with a chrome mixer tap over; a double glazed window with obscure glass to the side elevation; a central heating radiator; an electric towel radiator; a ceiling light, and an extractor fan.



Total area: approx. 149.8 sq. metres (1612.2 sq. feet)

OUTSIDE

DRIVEWAY & GARDEN SPACE

Approach via drop curb to the front of the property, the drop curb allows access to the large tarmaced driveway, as well as a single garage with an electric rolling door. To the side of the driveway, there is a low maintenance garden area with a large lawn space, a stone wall, and flower beds. On the other side of the driveway, there is a stone area with further shrubbery and flower beds. There is a fence and a gate to the left-hand side, with a pathway that leads down the side of the property, where there is then a door that gives access to the garage. The side garden has raised vegetable plots, a timber-frame storage shed, an outside tap, and a glass greenhouse. In the rear garden there is an elevated, paved, seated entertainment area, that overlooks the outstanding countryside views. Dropping down from the elevated seating area, there are multiple flower beds, trees, shrubbery, and fencing surrounding the boundary.

GARAGE

The garage comprises of: an electric rolling door; power and lighting; concrete flooring; and a double glazed window to the side elevation.



At a glance...

☒ Kitchen/Breakfast Room 3.3m x 4m (10' 10" x 13' 1")

Utility Room 2.4m x 3.65m (7' 10" x 12' 0")

Open plan Lounge/Dining Room:

7.7m x 5.25m (25' 3" x 17' 3") - Total;

4m x 3.3m (13' 1" x 10' 10") - Dining

Area; 4.25m x 5.25m (13' 11" x 17' 3")

- Lounge

Bedroom One 4.25m x 3.9m (13' 11" x 12' 10")

Bedroom Two 3.25m x 3.9m (10' 8" x 12' 10")

Bedroom Three 3.1m x 3.1m (10' 2" x 10' 2")

And there's more...

☒ Popular village location

☒ Close to local amenities