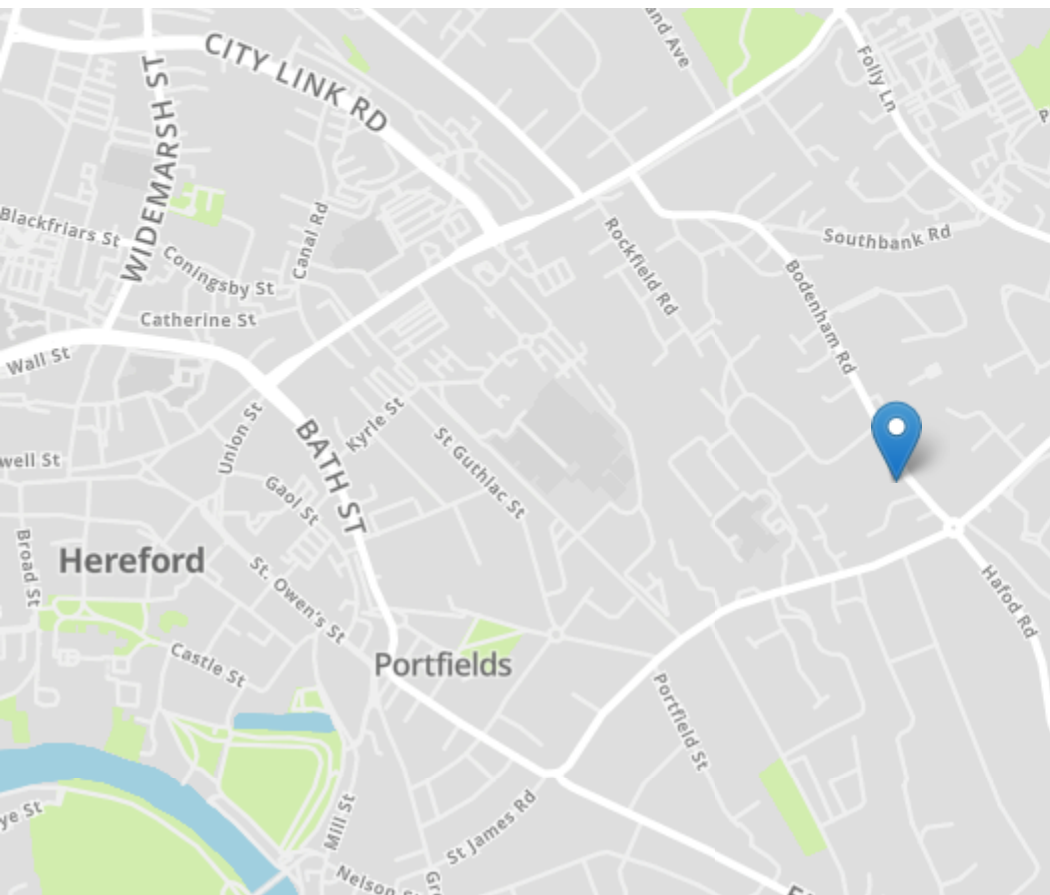




## DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3 miles; at the roundabout, take the 2nd exit onto Newmarket Street/A438, and continue for approx. 0.7 miles; turn left onto St Owen's Street/A438, and continue for approx. 0.6 miles; at the roundabout, take the 1st exit onto Bodenham Road, and after approx. 330ft, the property will be located on the left-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ...



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'A'.

### 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+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		
England, Scotland & Wales		
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.

52b Bodenham Road  
Hereford HR1 2TS

£160,000



• Off road parking • One bedroom accommodation • Open plan living space

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

This detached one bedroom property benefits from, an open plan living/dining space, a kitchen, a shower room, a bedroom, and a mezzanine/loft space. All heated with under floor heating from a gas fired boiler.

This detached dwelling is situated adjacent to the main house, originally an outbuilding, converted to a residential space in the beginning of 2006. Enjoying an excellent location in one of Hereford City's most desirable residential areas, this detached property is approximately a fifteen minute comfortable walk from the City centre, and it is also conveniently located to colleges, hospitals, train station, a selection of schools, supermarkets, local shops and parkland for those who enjoy the outdoors.

## OPEN PLAN LIVING/DINING SPACE

3.6m x 4.5m (11' 10" x 14' 9")

This open plan living/dining space comprises of: entry via double glazed french doors to the front elevation, with double glazed window panels either side of the doors; a vaulted ceiling; exposed wooden beams; a velux-style skylight window; a wealth of power sockets; television point; telephone point; tiled flooring; a ceiling point; wealth of built-in storage, with sliding mirrored doors, as well as hanging rails and shelving within the units; a storage cupboard that shows space and plumbing for a washing machine, and the central heating boiler is housed in this space; and there is a staircase leading to the top floor mezzanine.

## KITCHEN

1.7m x 2.25m (5' 7" x 7' 5")

The kitchen comprises of: roll top work surfaces over fitted base units; fitted wall units; stainless steel sink and draining space with one bowl and chrome mixer tap over; integrated fridge; integrated freezer; electric four ring induction hob - BOSCH; electric BOSCH oven, and a double glazed window to the side elevation.

## INNER HALL

In the inner hall there is, further tiled flooring, and a sliding door that leads to a small shower room.

## SHOWER ROOM

The shower room comprises of: a skylight; a ceiling light point; an extractor fan; a chrome towel radiator; a corner WC unit with low level flush; a wash hand basin with a chrome mixer tap over, and vanity space beneath; and a shower curtain on a rail, giving access to a shower cubicle with tiled flooring.

## BEDROOM

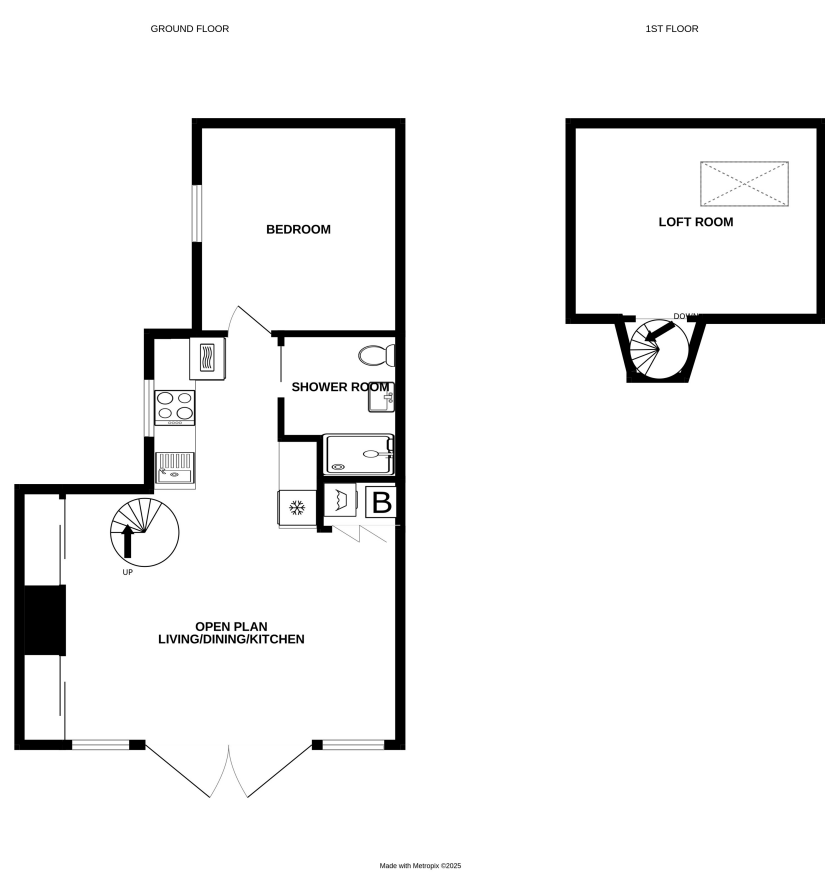
3.25m x 2m (10' 8" x 6' 7")

The bedroom comprises of: tiled flooring; power sockets; a television point, and a double glazed window to the side elevation.

## MEZZANINE SPACE

2.01m x 2.82m (6' 7" x 9' 3")

This mezzanine space comprises of: a skylight, laminate flooring, and power sockets.



## OUTSIDE

### FRONT APPROACH

The front approach comprises of: a dropped curb allowing a shared access on an off road parking area and driveway, there is space for parking for one+ vehicles; a tarmac area that could be used for parking, but currently is being used as a patio space, and entry to the property via double glazed french doors to the front elevation.



### Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- ☒ Open Plan Living/Dining Space: 3.6m x 4.5m (11' 10" x 14' 9")
- ☒ Kitchen: 1.7m x 2.25m (5' 7" x 7' 5")
- ☒ Bedroom: 3.25m x 2m (10' 8" x 6' 7")
- ☒ Mezzanine Space: 2.01m x 2.82m (6' 7" x 9' 3")

### And there's more...

- ☒ Close to amenities
- ☒ Close to railway station and hospital
- ☒ Popular residential area