

FOR  
SALE



5 Brockington Road, Bodenham, Hereford HR1 3LR

£350,000 - Freehold

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## PROPERTY SUMMARY

This excellent detached property is pleasantly located on a popular development in the heart of the highly favoured village of Boddenham which lies between the Cathedral City of Hereford (8 miles) and the market town of Leominster (8 miles).

Boddenham is a thriving village within which there are numerous amenities including a shop/post office, public house, doctor's surgery, village hall, tennis club, church, filling station, primary school, bus service and a wildlife park known as Boddenham Pools/Lakes.

Constructed in the 1970's, the property has replacement double-glazing, gas central heating and is well-presented having ideal family accommodation with scope for extension (subject to planning consent), excellent parking, garage and a large garden.

The whole is more particularly described as follows:-

## POINTS OF INTEREST

- *Attractive detached house*
- *Popular village location*
- *3 Bedrooms*
- *Gas central heating*
- *Excellent parking/garage*
- *Large gardens*



## ROOM DESCRIPTIONS

### Spacious Reception Hall

with window to front, radiator, central heating thermostat and cloaks cupboard.

### Downstairs Cloakroom

with WC, wash hand basin, radiator, window and understairs storage cupboard.

### Lounge/Dining Room

with feature stone fireplace surround, two radiators, window and double-doors to rear garden.

### Kitchen

fitted with oak-style base and wall units with work surfaces and tiled splashbacks, double-drainer sink unit, plumbing for dishwasher and washing machine, built-in electric double oven, four-ring electric hob and extractor hood, radiator, cupboard housing the gas fired central heating boiler with programmer, window to side and door to

### Utility Room

with side entrance door and door to garage, space for tumble-dryer.

A staircase leads from the entrance hall to the

### First Floor Landing

hatch to roof space, window and Airing Cupboard with hot water cylinder.

### Bedroom 1

two double built-in wardrobes, radiator and bay window to rear.

### Bedroom 2

built-in wardrobe, radiator and window to rear.

### Bedroom 3

built-in wardrobe and window to front.

### Shower Room

shower boarded walls and shower cubicle with electric fitment and glass screen, wash hand basin with cupboards under, WC, ladder-style radiator, shave point and window to front.

### Outside

to the front of the property there is a tarmac parking and turning area with a stone boundary wall, lawn with numerous ornamental shrubs.

Garage with up and over door, light and power.

There is access to either side of the property to the lovely rear garden which is enclosed by fencing and hedging and has excellent privacy and seclusion, mainly lawned but interspersed with a variety of shrubs and trees.

Summer house. Garden shed. Outside water tap and lights.

Adjoining and to the side of the property there is a paved patio with brick retaining wall and floral borders.

### Services

Mains water, electricity, gas and drainage are connected. Telephone subject to transfer regulations. Gas fired central heating.

### Outgoings

Council tax band D, payable 2024/25 £2284.76. Water and drainage rates are payable.

### Viewing

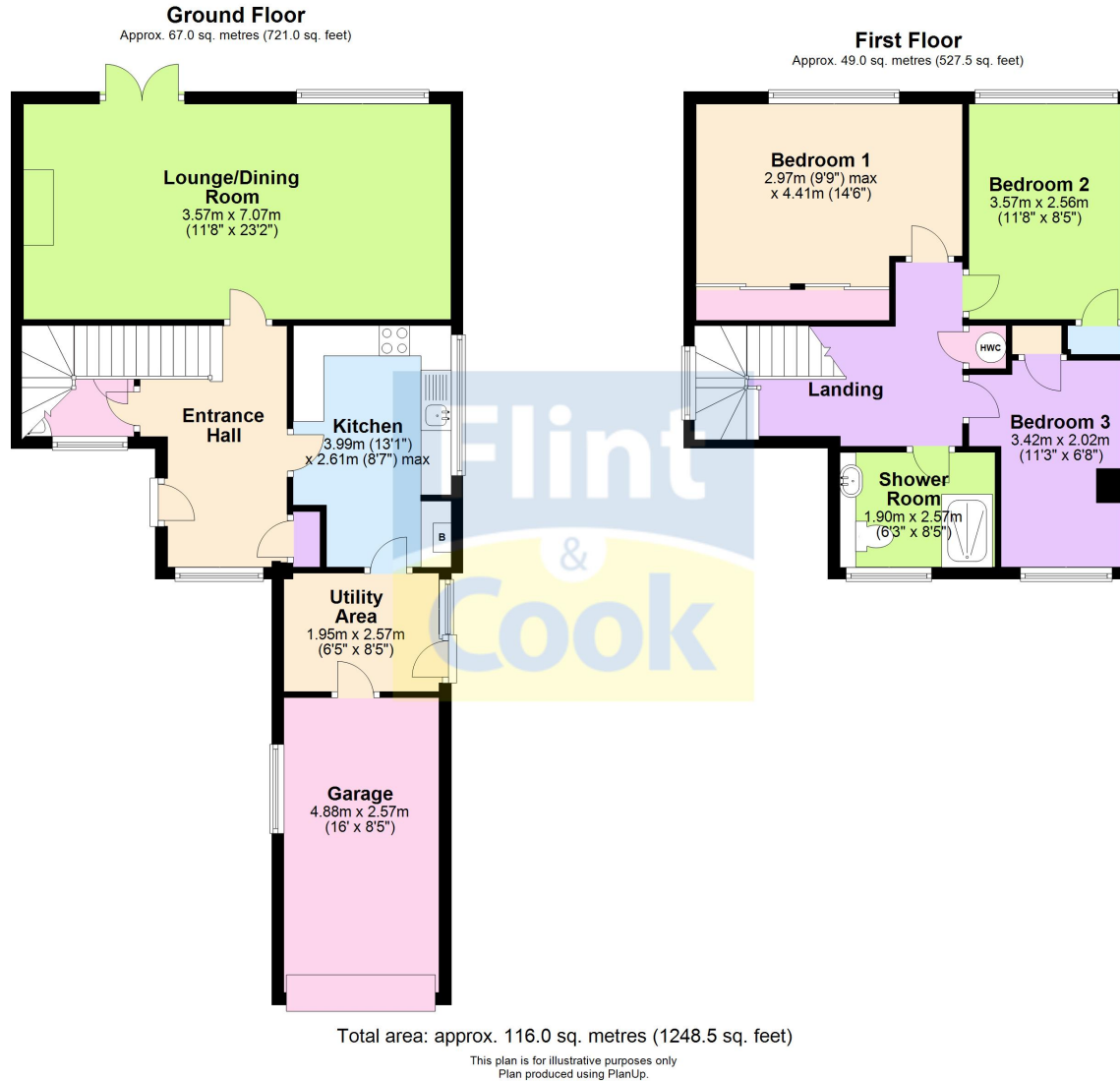
Strictly by appointment through the Agents, Flint & Cook, (01432) 355455.

### Directions

From Hereford proceed initially towards Worcester on the A4103, at the mini roundabout at the bottom of Aylestone Hill take the second exit and continue through Sutton-St-Nicholas into Boddenham passing the village shop on the righthand side and then turn left in to Ashgrove Road, take the first turning right in to Brockington Road where the property will be found on the righthand side.

### Money laundering regulations

Prospective purchasers will be asked to provide address verification, photo identification and proof of funds at the time of making an offer.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>65</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		