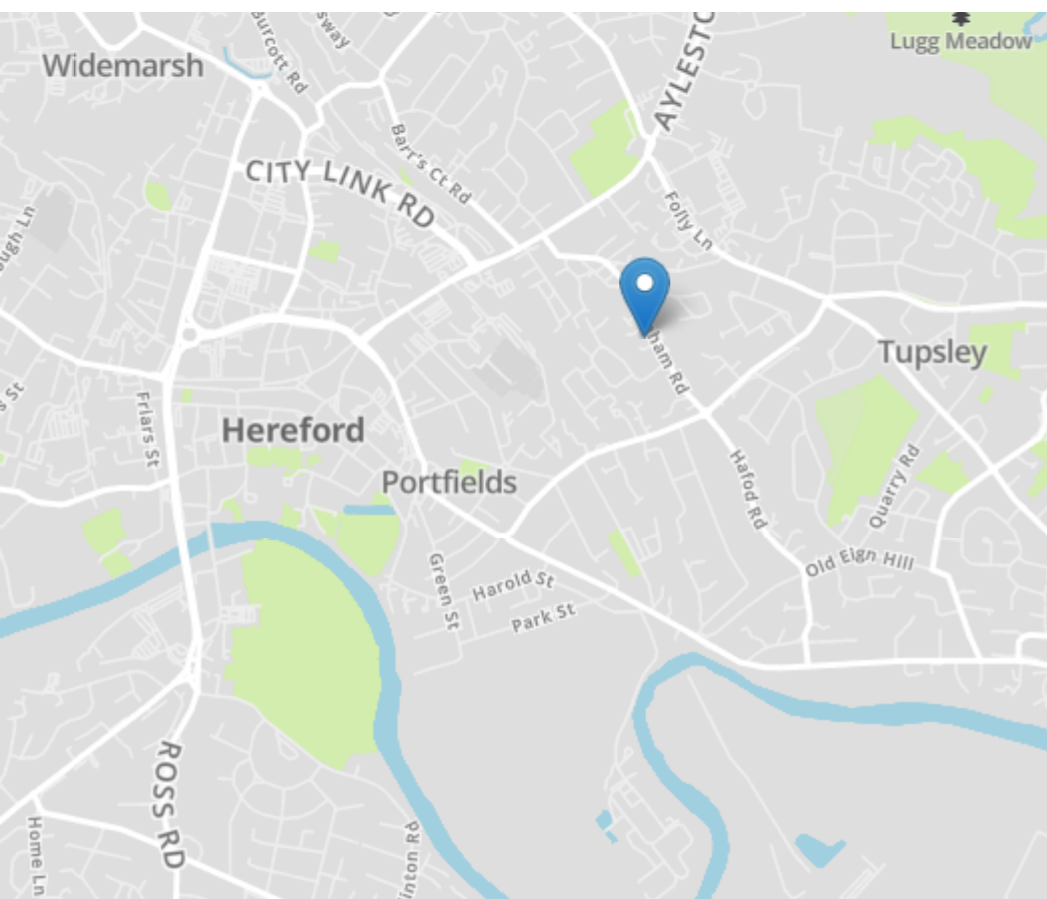




## DIRECTIONS

From Hereford City proceed northeast onto A465 Aylestone Hill, turn right onto Southbank Road which in turn leads onto Bodenham Road and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words' //editor.splice.sands



## GENERAL INFORMATION

### Tenure

Leasehold

### Services

All mains services are connected to the property

EPC - Awaiting (previous available at EPC Register.gov)

### 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](http://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

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.

Lichfield Lodge, Flat 4, 32 Bodenham Road  
Hereford HR1 2TS

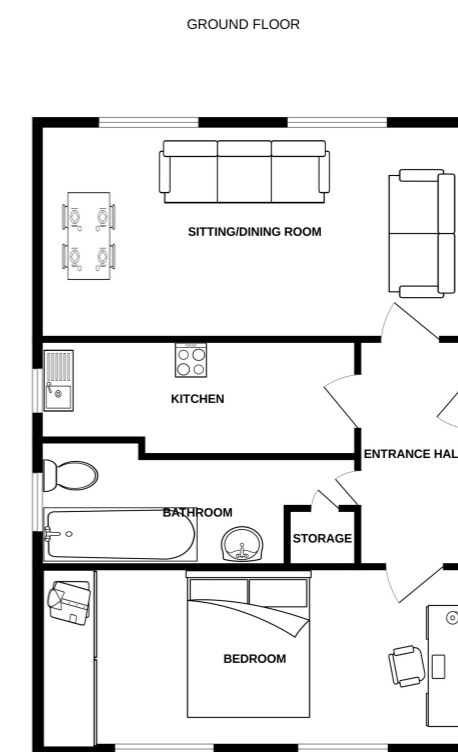
**£135,000**



- Spaciously planned accommodation • One bedroom ground floor apartment • Close proximity to Hereford city centre • Ideal first time buyer or investment accommodation • Off Road Parking

**Hereford 01432 343477**

**Ledbury 01531 631177**



## OVERVIEW

This spaciously planned ground floor apartment offers entrance hall, lounge, kitchen, bedroom, bathroom, allocated parking space and communal garden, offering ideal accommodation for a first time or investment buyer. Enjoying an excellent location in one of Hereford City's tree lined conservation areas, this ground floor apartment 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.

In more detail the property comprises:  
Door from side elevation leads to:

### Entrance Hall

Having two ceiling light points, and laminate flooring.

### Lounge

3.78m x 4.17m (12' 5" x 13' 8")  
Having two double glazed windows to side elevation, ceiling light point and carpet flooring.

### Kitchen

3.05m x 1.52m (10' 0" x 5' 0")  
Having a fitted kitchen with wall and base units, roll top work surfaces, single bowl sink with

drainer, tiling to walls, laminate flooring, space for electric oven and hob, cooker hood, space for washing machine, space for fridge/freezer, two ceiling light points and double glazed window to side elevation.

### Bedroom

2.57m x 4.19m (8' 5" x 13' 9")  
Having two glazed windows to front elevation, built-in wardrobes, radiator, ceiling light point, TV point and carpet flooring.

### Bathroom

Having double glazed obscure glass window to side elevation, radiator, bath, shower, storage cupboard, WC, wash hand basin, extractor fan, shaver

point, part tiled walls, immersion heater, ceiling light point and laminate flooring.

## OUTSIDE

There is a communal garden area and one allocated parking space that belongs to this apartment plus a visitors parking space.

### 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...

- Lounge 3.78m x 4.17m (12' 5" x 13' 8")
- Kitchen 3.05m x 1.52m (10' 0" x 5' 0")
- Bedroom 2.57m x 4.19m (8' 5" x 13' 9")

### And there's more...

- Popular residential area
- Close to train station to commute
- Close to an array of amenities
- Communal garden
- One allocated parking space and a visitors parking space